



Allocations and Development Management Plan

Sustainability Appraisal Technical Appendix

January 2013



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1 Introduction

This Technical Appendix

This Technical Appendix (TA) sets out the detailed findings of the Sustainability Appraisal (SA) of the site allocations, environmental designations and general policies as set out in the Sevenoaks District Council Allocations and Development Management Plan (ADMP) Draft for Submission (February 2013). This appendix should be read in conjunction with the SA report on the Sevenoaks ADMP Draft for Submission.

The sites, designations and generic policies have been appraised against each of the 13 SA Objectives that form the SA Framework for the District. These are shown in Table 1. The scoring criteria that have been developed are shown in Table 2.

Table 1: SA Objectives for Sevenoaks

Sustainability Objectives of the LDF derived from the Scoping Stage	
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment
3	To improve the health and well-being of the population and reduce inequalities in health
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
7	To conserve and enhance biodiversity and geodiversity
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
10	To create a high quality built environment
11	To promote sustainable forms of development and sustainable use of natural resources
12	To encourage high and stable levels of employment and sustain economic competitiveness
13	To improve the development and retention of skills

Table 2: Scoring Criteria

Symbol	Likely effect on the SA Objective
++	The option is likely to have a very positive impact
+	The option is likely to have a positive impact
o	No significant effect/Neutral effect/Mixed positive and neutral balancing each out.
-	The option is likely to have a negative impact
--	The option is likely to have a very negative impact

2 Site Allocations

Policy H1 Housing Allocations

The following sites have been identified as sites that should be allocated for housing development under Policy H1. An appraisal of alternative uses is presented for sites highlighted in bold.

Sevenoaks Urban Area

Car Park, Hitchen Hatch Lane – 17 Units
Cramptons Road Water Works, Cramptons Road – 50 Units
Sevenoaks Gasholder Station, Cramptons Road - 35 Units
School House, Oak Lane & Hopgarden Lane – 19 Units
Johnsons, Oak Lane & Hopgarden Lane – 18 Units
Greatness Mills, Mill Lane – 20 Units

Swanley

Bevan Place – 46 Units
Bus Garage/Kingdom Hall, London Road – 30 Units
Land West of Cherry Avenue (mixed housing and open space) – 50 Units

Other Settlements

57 Top Dartford Road, Hextable – 14 Units
Foxy Garage, London Road, Badgers Mount – 15 Units
Land adjacent to London Road, Westerham – 30 Units
Currant Hill Allotment Gardens and Churchill School – 20 Units
Land at Croft Road Westerham – 15 Units
Warren Court, Halstead – 15 Units

Each site has been appraised against the 13 sustainability objectives, including the detailed design guidance.

Policy H1(a) Car Park, Hitchin Hatch Lane – 17 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently hardstanding and as such the redevelopment would not have an adverse impact upon surface water run off or potential for increased flood risk.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Thames Water has raised concerns regarding the capacity of the existing sewerage network in the area and the impact of proposed development. As a result a sewer flood alleviation scheme would be required, potentially involving a sewer diversion and provision of additional storage capacity.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is exceptionally well located with excellent access to shops, services, employment, public transport and recreational opportunities. Whilst the proposed allocation will result in the loss of car parking provision, which could be considered a service or facility this will be fully	The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing

		replaced.	car park.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in highly sustainable location is recognised as a being crucial in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Measures could be introduced with regard to the residential development restricted to minimum levels or no car parking for the site in order to promote the use of public transport and local services. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently a car park with hardstanding and as such there is no ecological or geodiversity potential at the site. The development for housing development is unlikely to significantly increase future potential because of the urban characteristics of the site on the edge of the town settlement.	The new development should seek appropriate opportunities to increase the biodiversity potential for the site.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside. The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	The site is located adjacent to the Sevenoaks Railway Station and local bus stops. There are also excellent links to local employment opportunities, shops, services and community and recreational facilities. The proposed allocation will result in the loss of car parking provision, which predominantly	The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing car park.

		serves the Sevenoaks Railway station. This will be replaced as part of any development proposal and as such would not result in the need for commuters to travel further to access the public transport network.	
10. To create a high quality built environment	+	The site is currently a car park of low environmental quality. The redevelopment would likely result in an improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	++	The site is located adjacent to the Sevenoaks Railway Station and local bus stops. There are also excellent links to local employment opportunities, shops, services and community and recreational facilities all within walking distance reducing the need for vehicular travel. The site is previously developed and would constitute a prudent use of a natural resource.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Redevelopment of the site would include replacement car parking and as such there would not be an adverse impact that would make the area less attractive for employers in the town	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment surrounding the Sevenoaks Station area.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels or no car parking for the site in order to promote the use of public transport and local services.</p> <p>The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters.</p> <p>Design matters to be considered in detail through the Development Control process.</p>

H1 (b) Cramptons Road Water Works, Cramptons Road – 50 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently a water treatment plant and as such is considered to be previously developed.</p> <p>There would not be an adverse impact in relation to flooding through the development of this site.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	<p>Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p> <p>The proposal seeks to develop an area previously occupied by a water company and residential development would not be considered anymore obtrusive than the original use and would not result in any impacts that could be considered to reduce health or well being.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	<p>Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.</p> <p>The proposal seeks to develop an area previously occupied by a water company and residential development would not be</p>	<p>No mitigation measures identified at this stage.</p>

		considered anymore obtrusive than the original use and would not result in impacts that could be considered to result in social exclusion.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location on the outskirts of Sevenoaks. There is easy access to shops and services approximately 400m south of the site on St Johns Hill. There are also good public transport links in the vicinity and employment opportunities at the nearby Vestry Estate.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently a water treatment facility and as such has limited ecological potential at present. There are larger areas of green open space used for informal play but on balance it is felt that redevelopment with close attention paid to including Green Infrastructure requirements would mitigate any negative impacts of development.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process. Retention of boundary planting and provision of open space will be required to serve the development. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside. The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to	+	The site is located close to the Bat and Ball	No mitigation measures identified at this stage.

the car, and make the best use of existing transport infrastructure		Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Otford and St Johns Hill area.	
10. To create a high quality built environment	+	The site is currently a water treatment plant on reasonable environmental quality. The current layout provides a large portion of open space which makes it a pleasant environment. Notwithstanding this the former treatment works building is unattractive. On balance it is felt that the redevelopment would likely result in an improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	++	The site is located adjacent to the Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities at the Vestry estate and shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel. The site is previously developed and would constitute a prudent use of a natural resource.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The redevelopment of the water treatment works involves the reconciliation of the works into a small section of the site. The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>

<p>environment.</p> <p>The cumulative impact of the proximity to the gasholder station site (H1(c)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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H1 (c) Sevenoaks Gasholder Station, Cramptons Road -35 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently a redundant gasholder station and as such is considered to be previously developed.</p> <p>There would not be an adverse impact in relation to flooding through the development of this site.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	<p>Whilst the development of housing would be a more desirable neighbour than a gas storage station the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	<p>Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location on the outskirts of Sevenoaks. There is easy access to shops and services approximately 500m south of the site on St Johns Hill. There are also good public transport links in the vicinity and employment opportunities at the nearby Vestry Estate.</p>	<p>An existing footpath bisects site. In order to maintain the existing level of accessibility pedestrian access should be retained.</p> <p>Site should link in to proposed cycle route on Cramptons Road.</p>

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently a gas holder station and as such is limited ecological potential at present. Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside. The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	The site is located close to the Bat and Ball Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Otford and St Johns Hill area.	Existing footpath bisects site – pedestrian access to be retained. Site should link in to proposed cycle route on Cramptons Road
10. To create a high quality built environment	++	The site is currently a gasholder station of reasonably poor environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	++	The site is located in close proximity to the Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities at the Vestry estate and shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel.	No mitigation measures identified at this stage.

		The site is previously developed and would constitute a prudent use of a natural resource.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The gasholder station is currently redundant. The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>The cumulative impact of the proximity to the waterworks site (H1(b)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Existing footpath bisects site – pedestrian access to be retained. Site should link in to proposed cycle route on Cramptons Road.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1 (d) School House (Sevenoaks School) at Oak Lane and Hopgarden Lane, Sevenoaks – 19 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>No further mitigation measures are available in respect of this issue.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	<p>Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p> <p>Whilst part of the site is playing fields, these are private and not open for public access. The school can also demonstrate an adequate supply of existing sports pitches to meet its pupils requirements.</p>	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas. Whilst part of the site is playing fields, these are private and not open for public access and as such play little in the role of providing opportunities to combat poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a reasonably sustainable location on the outskirts of Sevenoaks. There is	No mitigation measures identified at this stage.

		access to shops and services within Sevenoaks Town centre approximately 600m north east of the site. Whilst the town is well served the immediate area surrounding the site has limited public transport links.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. Whilst this allocation promotes housing in a relatively sustainable location there are limited public transport links which may result in the need to travel by car and resulting in vehicle pollutants. Both of these issues are sufficient to warrant a negative reading.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	-	The site partially consists of open playing fields at present. Whilst these types of open space are usually of the lowest ecological potential there would still be a negative impact in respect of the potential for biodiversity as a result of the net loss of open space.	Green Infrastructure requirements will be built into the site allocations including where possible links to existing GI features to encourage biodiversity potential with garden areas. Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located within the urban area of the main District settlement and as such there is no existing or future scope for increasing access to the countryside. The main historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development. Whilst there are a number of the listed properties and a conservation area to the north of the site development would not be considered to have an adverse impact upon the historic character of these areas or building.	Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The site is located relatively close to the town centre where there are employment opportunities, shops, services and community and recreational facilities. However there is limited public transport links in the immediate	No mitigation measures identified at this stage.

		vicinity and as such the positive and negative elements are sufficient to cancel each other out.	
10. To create a high quality built environment	o	The site is currently of high aesthetical quality and whilst development could be designed to compliment the quality it is unlikely that it would be demonstrably improved or harmed.	Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.
11 To promote sustainable forms of development and sustainable use of natural resources	-	Whilst the site is reasonable well located the site does not benefit from good public transport links and would partially result in the development of a Greenfield undeveloped site.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The development of the site would not result in any loss of employment and as such there is not considered to a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainably constructed housing.</p> <p>There are negative impacts in that the site is currently open and undeveloped and as such a residential development would result in the loss of informal private playing fields and the development of a partially greenfield site.</p> <p>The cumulative impact of the development along with that of the Johnsons site (H1(e)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process. Tree Preservation Orders apply around the boundary and across the centre of the site should be respected and maintained.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1 (e) Johnsons (Sevenoaks School) at Oak Lane and Hoggarden Lane, Sevenoaks – 18 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>No further mitigation measures are available in respect of this issue.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health. Whilst part of the site is playing fields, these are private and not open for public access. The school can also demonstrate an adequate supply of existing sports pitches to meet its pupils requirements.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas. Whilst part of the site is playing fields, these are private and not open for public access and as such play little in the role of providing opportunities to combat poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a reasonably sustainable location on the outskirts of Sevenoaks. There is access to shops and services within Sevenoaks Town centre approximately 750m north east of	No mitigation measures identified at this stage.

		the site. Whilst the town is well served the immediate area surrounding the site has limited public transport links.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. Whilst this allocation promotes housing in a relatively sustainable location there are limited public transport links which may result in the need to travel by car and resulting in vehicle pollutants. Both of these issues are sufficient to warrant a negative reading.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	-	The site partially consists of open playing fields at present. Whilst these types of open space are usually of the lowest ecological potential there would still be a negative impact in respect of the potential for biodiversity as a result of the net loss of open space.	Green Infrastructure requirements will be built into the site allocations including where possible links to existing GI features to encourage biodiversity potential with garden areas. Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located within the urban area of the main District settlement and as such there is no existing or future scope for increasing access to the countryside. The main historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development. Whilst there is a conservation area to the north of the site development would not be considered to have an adverse impact upon the historic character of this area.	Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The site is located relatively close to the town centre where there are employment opportunities, shops, services and community and recreational facilities. However there is limited public transport links in the immediate vicinity and as such the positive and negative elements are sufficient to cancel each other out.	No mitigation measures identified at this stage.

10. To create a high quality built environment	o	The site is currently of high aesthetical quality and whilst development could be designed to compliment the quality it is unlikely that it would be demonstrably improved or harmed.	Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.
11 To promote sustainable forms of development and sustainable use of natural resources	-	Whilst the site is reasonable well located the site does not benefit from good public transport links and would partially result in the development of a Greenfield undeveloped site.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The development of the site would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainably constructed housing.</p> <p>There are negative impacts in that the site is currently open and undeveloped and as such a residential development would result in the loss of informal private playing fields and the development of a partially greenfield site.</p> <p>The cumulative impact of the development along with that of the Sevenoaks School site (H1(d)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process. Tree Preservation Orders apply around the boundary and across the centre of the site should be respected and maintained.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(f) Greatness Mills, Mill Lane, Sevenoaks – 20 units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of a very large element of onsite affordable housing.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently a mixture of employment and residential uses and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Whilst the development of housing would be a more desirable neighbour than the employment elements of the site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Whilst the development of housing would be a more desirable neighbour than the employment elements of the site the redevelopment would not have a demonstrable impact upon improving social inclusion or reducing poverty.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. There is good access to local shops and services.</p> <p>There are also good public transport links in the vicinity.</p>	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of

		<p>However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently used for light industrial uses and as such has limited ecological potential at present.</p> <p>Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>The site is located within the urban area of the Districts main settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The site is some distance outside of the historic core of Sevenoaks.</p> <p>The site contains Greatness Mill, which was formerly a listed building prior to being de-listed by English Heritage. However the building still has an important positive contribution within the local character of the area.</p>	<p>Design to ensure that the character and setting of the Mill House is preserved or enhanced.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located outside of the main town of Sevenoaks but within the urban area. There are reasonable links to the Bat and Ball railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities that reduce the need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	++	<p>The site is currently used for light industrial uses, which whilst maintained well is not of any significant environmental quality.</p> <p>Redevelopment would result in a significant improvement in quality of the built environment.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.</p>

11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located in reasonable proximity to Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	--	The site is in current employment use and the development would result in the loss of employment land.	The development would result in the loss of currently unprotected employment uses. It is not felt that these can be mitigated through the redevelopment proposals.
13. To improve the development and retention of skills	-	The redevelopment would result in the loss of employment land, however this is primarily used for storage and distribution and therefore would not significantly impact upon the development or retention of skills.	The development would result in the loss of currently unprotected employment uses that may encourage skill development or retention. It is not felt that these can be mitigated through the redevelopment proposals.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>There are negative aspects in that the site development will result in a loss of employment provision and opportunities to develop or retain skills in Swanley.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Design to ensure that the character and setting of the Mill House is preserved or enhanced.</p>

	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
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H1(g) Bevan Place, Swanley – 46 units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently a mixture of a under used car park and a working mans club and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Whilst the development of housing would be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not result in any significant benefits with regards to addressing issues of poverty and social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The site is located in a very sustainable location within Swanley. There is easy access to shops and services that surround the site. There are also good public transport links in the vicinity and employment opportunities in the town.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.

		balanced out by the positives resulting in a neutral assessment.	
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently used for car parking and as a social club and as such has no current ecological potential. Limited opportunities to create biodiversity potential due to the constraints of being located within a town centre.	Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located within one of the Districts main settlement and as such there is no existing or future scope for increasing access to the countryside. There is not considered to be a historic core element within Swanley.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	The site is located close to Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities that heavily reduces the need to travel.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	++	The site is currently used for car parking and as a social club, which are not of any significant environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	++	The site is located in close proximity to Swanley Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel. The site is previously developed and would constitute a prudent use of a natural resource.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The site is not currently in employment use and the development would include provision of a replacement social club that would not result in the loss of employment land.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would result in the loss of employment land or upon the development or retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are no identified negative impacts upon the Council's sustainability objectives.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(h) Bus Garage/Kingdom Hall, London Road – 30 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently occupied by a disused bus garage and a Jehovah Witness meeting place and as such is previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Whilst the development of housing would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would propose to include replacement facilities for the Jehovah Witnesses and as such not result in a loss of facilities that would result in an increase in poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location on the edge of Swanley. There is good access to shops and services within the town centre. There are also good public transport links in the vicinity and employment opportunities in the town.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of</p>

		reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently fully developed and as such has no current ecological potential. There are limited opportunities to create biodiversity potential due to the constraints of being located on the edge of the town centre.	Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	The site is located on the edge of one of the Districts main settlement but only 200m from the settlement boundary providing new dwellings with access to countryside access opportunities. There is not considered to be a historic core element within Swanley.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	The site is located relatively close to Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities within the town centre that reduces the need to travel.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	++	The site is currently not of any significant environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located in relatively close proximity to Swanley Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel. The site is previously developed and would constitute a prudent use of a natural resource.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Whilst the bus garage part of the site is currently in employment use it has been vacant for many	No mitigation measures identified at this stage.

		years therefore it is not considered to have a negative impact upon the loss of employment land.
13. To improve the development and retention of skills	o	The redevelopment would result in the loss of employment land or upon the development or retention of skills. No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are no identified negative impacts upon the Council's sustainability objectives.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(i) Land West of Cherry Avenue (mixed housing and open space) - 50 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Development of housing at the site would have a positive impact upon improving health and well being of the District's population as a result of the public open space element that is included within the proposal. The provision of public open space allows for outdoor recreational purposes to the benefit of health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Whilst there would be a small portion of new public open space, which is positive in general it is not considered that this would be of sufficient size and nature to have a demonstrably positive impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location on the edge of Swanley. There is good access to shops and services within the town centre. There are also good public transport links in the vicinity and employment opportunities in the town. The provision of an element of open space	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.

		also provides opportunities for recreation.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. In addition to this the area along the western boundary of the site is adjacent to the A20 and a small portion is within an Air Quality Management Area. Development of new housing within this site would result in the delivery of housing close to or adjacent to this AQMA.</p> <p>Whilst the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants, on balance it is felt that this site would have a slight negative impact in relation to this objective.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	-	<p>The site consists of former school playing fields that have been unused for approximately a decade. Whilst these types of open space are usually of the lowest ecological potential the fact that the site has been unused and unmaintained for such a long period of time means that the potential for biodiversity has increased significantly.</p> <p>As a result there would be a negative impact in respect of the potential for biodiversity as a result of the net loss of open space.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>The site is located on the edge of the existing main District settlement, however there are a number of public footpaths including a direct underpass under the A20 road, which provides immediate linkages to the open countryside and in particular the St Paul's Cray Hill Country Park.</p> <p>Development of the site would give new residents good access to this area of open countryside and potentially improve linkages for the existing surrounding properties.</p>	No mitigation measures identified at this stage.

		There is not considered to be a historic core element within Swanley.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	The site is located close to the Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Town Centre.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	+	The site is currently overgrown and non accessible open space, which is of reasonably poor quality for surrounding residents. Redevelopment would result in a significant improvement in quality of the built environment with potential for improved access to open countryside and an element of new accessible recreation space. On balance it is considered that whilst open space is being lost the redevelopment would enhance the quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Open space and footpath links to be incorporated into the detailed design.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located in close proximity to Swanley Station and local bus stops. There are also good links to local employment opportunities shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel.</p> <p>The site is not previously developed and therefore would constitute a prudent use of a natural resource. However the fact that it is poor quality and environmental and significant benefits would arise as a result of a redevelopment results in a positive assessment for this site.</p>	Incorporation of public open space that it integrated into the wider scheme required through design stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The development of the site would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
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<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the loss of open space and the knock on negative impact upon air quality through greenhouse gas emissions and an increased risk of flooding.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements will be built into the site allocations including where possible links to existing GI features to encourage biodiversity potential with garden areas.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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H1(j) - 57 Top Dartford Road, Hextable – 14 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently a large residential unit. There would not be an adverse impact in relation to flooding through the redevelopment of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	The proposal is for intensified residential development with no material change in use of the land. Development would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	The proposal is for intensified residential development with no material change in use of the land. Development would not have a demonstrable impact upon combating poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	The site is located in a reasonably sustainable location within Hextable, which is on the outskirts of the main settlement of Swanley. There is access to a small range of shops and services in the village centre approximately 850m south west of the site. There are reasonable bus links to Swanley Town Centre, however it is felt there in general there would still be a reliance on the use of a private vehicle.	No mitigation measures identified at this stage.

		Based on the above the positives and negatives are marginal and as such a neutral impact is most appropriate.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	<p>The redevelopment for intensified housing would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>Whilst the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants, it is considered that occupier of this site would still be fairly reliant on the use of private vehicle to access their main range of employment or social services.</p> <p>Based on these factors on balance the redevelopment would be considered to have a slight negative impact.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	The use of the site will remain unchanged. A redevelopment that includes Green Infrastructure requirements would be of benefit, however it is not considered that this would be sufficient to warrant a positive assessment.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>The site is located adjacent to the settlement boundary and as such the occupiers of future dwellings will have excellent opportunities to access the countryside.</p> <p>There is not considered to be a historic core element within Hextable.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	<p>The site is located in Hextable which has good links to Swanley where there are local employment opportunities, shops, services and community and recreational facilities.</p> <p>However these are small scale and it is considered that the provision of these services would not significantly reduce the need to own or use a private vehicle.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently residential. Redevelopment would result in an intensified use but would not	Ensure design is of a high quality and development is of a suitable nature for the

		significant improvement in quality of the built environment.	location. Matter to be considered in detail through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	o	<p>The site is located in a reasonably sustainable location in that there is good access to Swanley which has an excellent range of shops and services. However to access more advanced services and facilities would require the use of a car.</p> <p>The site is previously developed and would constitute a prudent use of natural resources.</p> <p>On balance the site is considered to have a neutral reading in respect of this objective.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The development of the site would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the limited services and facilities, the subsequent requirement for occupants of the new development to have to travel and the knock on negative impact upon air quality through greenhouse gas emissions.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(k) Foxs Garage, London Road, Badgers Mount – 15 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently a mixture of retail and sui generis within the complex of a former car showroom and workshop and as such is considered to be previously developed.</p> <p>There would not be an adverse impact in relation to flooding through the development of this site.</p>	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Whilst the development of housing may be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Whilst the development of housing may be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon combating poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	<p>The site is located in an unsustainable location within Badgers Mount, which is not well served by shops, services facilities or recreational activities.</p> <p>Whilst Knockholt station is in walking distance there would be a reliance on the use of a private vehicle for any future occupier of the site and as</p>	No mitigation measures identified at this stage.

		such this results in a negative reading.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	--	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. The occupier of this site would still be fairly reliant on the use of private vehicle to access their main range of employment or social services.</p> <p>Based on these factors on balance the redevelopment would be considered to have a slight negative impact.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently used for car washing and retail use and as such has limited ecological potential at present.</p> <p>A redevelopment that includes Green Infrastructure requirements would be of benefit, however it is not considered that this would be sufficient to warrant a positive assessment.</p>	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>The site is located within the defined settlement boundary, but adjacent to the boundary with the Green belt and as such the occupiers of future dwellings will have excellent opportunities to access the countryside.</p> <p>There is not considered to be a historic core element within Badgers Mount.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	The site is located in Badgers Mount, which has no local services or facilities and as such there is a need to own or use a private vehicle to access shops and services. There are train links to London within walking distance at Knockholt station.	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	The site is currently used for low quality business use which is extremely obtrusive and unattractive. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	-	The site is located in an unsustainable location, however the site is previously developed and would constitute a prudent use of natural	No mitigation measures identified at this stage.

		resources. On balance the unsustainable location of the site is considered to have most significance in respect of this objective.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	-	The site is in current employment use and the development would result in the loss of employment land, however the current offer is extremely poor and is a number of disaggregated uses on a predominantly redundant site. As such this is only considered to warrant a single negative in this instance.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would result in the loss of employment land but due to the current operations would not impact upon the development or retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>The site is previously developed land and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the limited services and facilities and the subsequent requirement for occupants of the new development to have to travel to access services and facilities.</p> <p>This in addition to the intensification of the site would have a very negative impact in relation to greenhouse gas emissions and air quality.</p> <p>The allocation would also result in a small scale loss of employment land.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution</p>

H1(l) - Land adjacent to London Road, Westerham – 30 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The land in question was a former school site, where the main buildings have long since been demolished, but where significant areas of hardstanding remain. As such it is considered to be previously developed land. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Westerham. There is easy access to shops and services approximately 500m south of the site in the village centre. There are also reasonable public transport links in the vicinity and employment opportunities at the Westerham Trading estate.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of

		reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	-	<p>The site is currently untouched and overgrown and as such has some ecological potential, especially with links to the adjacent allotment site.</p> <p>Whilst a redevelopment that includes Green Infrastructure requirements would be beneficial it is not considered that this would not be sufficient to override the fact that the current benefits of the site will be lost.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>There are Tree Preservation Orders on the site which should be respected.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	<p>The site is located on the edge of the existing settlement and as such new occupiers will have excellent opportunities to access the open countryside.</p> <p>The historic elements of Westerham are a short distance away so as not to be impacted upon by this development but are fully accessible for future residents.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However public transport is limited to a fairly infrequent bus service.	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	The site is currently redundant and of reasonably poor environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	++	<p>There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment	o	The development would not result in any loss of	No mitigation measures identified at this stage.

and sustain economic competitiveness		employment and as such there is not considered to be a demonstrable impact in relation to this objective.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way. No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The only negative impacts upon the Council’s sustainability objectives are in relation to the loss of a currently overgrown site that may have some biodiversity potential.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Tree Preservation Orders on the site which should be respected.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(m) - Currant Hill Allotments, Westerham – 20 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The land in question is currently allotments. There would be an adverse impact in relation to flooding through the loss of open green space that is permeable.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	The loss of allotments on their own would result in a negative impact upon health and well being as they play an important community and health roll. However the allocation is dependant on equal or greater provision of allotments being replaced to the northern boundary of the existing and as such there will not be a net loss. Based on this approach the development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	Requirement for replacement allotment provision of greater or equal value to those being lost.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Westerham. There is easy access to shops and services approximately 500m south of the site in the village centre. There are also reasonable public transport links in the vicinity and employment opportunities at the Westerham Trading estate.	No mitigation measures identified at this stage.

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	-	The site is currently cultivated allotments and as such has some ecological potential. Whilst a redevelopment that includes Green Infrastructure requirements and replacement allotments would be beneficial it is not considered that this would not be sufficient to override the fact that the current ecological benefits of the site will be lost.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	The site is located on the edge of the existing settlement and as such new occupiers will have excellent opportunities to access the open countryside. The historic elements of Westerham are a short distance away so as not to be impacted upon by this development but are fully accessible for future residents.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However public transport is limited to a fairly infrequent bus service.	No mitigation measures identified at this stage.
10. To create a high quality built environment	-	The site is currently allotments of high environmental quality. Redevelopment would not result in a significant improvement in quality of the built environment but may have potential for a decrease in quality.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and	o	There is a good range of local employment	No mitigation measures identified at this stage.

sustainable use of natural resources		opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However the site is Greenfield and would not constitute a prudent use of a natural resource. In this instance both assessments cancel each other out to equal a neutral assessment.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The negative impacts relate to the replacement of the allotments and the fact that this may have adverse impacts in relation to flood prevention, biodiversity potential and the degrading of the existing environment.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Requirement for replacement allotment provision of greater or equal value to those being lost.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

Other reasonable options

This site was considered for an allocation for residential development or retention as allotments. The allocation for residential development includes provision for replacement allotments and this has been considered in the appraisal.

CURRANT HILL ALLOTMENTS, WESTERHAM	
<p>Currant Hill Allotments are part of a wider area of land in Westerham that was previously safeguard for long term development needs through the Sevenoaks District Local Plan. The Core Strategy reviewed the need to safeguard land for long term needs and instead allocated a reserve site in Edenbridge. The land was removed from the Green Belt many years ago.</p> <p>Representations were received during the initial consultations promoting a small level of housing on the lower southern section of the site, with equal or greater replacement allotment provision to be provided as an extension at the northern side of the site.</p> <p>Option A therefore tests the allocation of a portion of the site for housing with replacement allotments on the northern section of the site.</p> <p>Option B protects the existing allotments in the entirety as community open space.</p>	
Option A	Option B
Allocate a portion of the existing allotments for housing, with equal sized replacement allotments provided as an extension at the northern end of the site.	Retain and protect existing allotments in their current form.
Option A Appraisal	
<p>Option A results in a very positive impact when assessed against objective 1, which seeks to provide housing.</p> <p>However there are negative aspects against the following objectives; 2 (impact on flooding through loss of permeable land, 7 (potential loss of biodiversity on both the site of the housing and the area where the replacement allotments will be provided) and 10 (the loss of allotments could have a negative impact on the quality of the built environment).</p> <p>The potentially significant negative impacts are neutralised as a result of the replacement of the existing allotment provision with equal or greater new provision.</p>	
Option B Appraisal	
<p>In direct contrast to Option A protecting the site in its current form would have positive impacts upon objectives 2 (reducing flood risk by keeping land open and permeable), and 7 (preserving biodiversity across the two sites).</p> <p>The negative reading would be against objective 1 by prohibiting a small scale housing development.</p>	

Summary:

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	0	0	+	0	-	++	+	-	0	0	0
Option B	-	+	0	0	0	+	+	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the two options have positive scores against different Sevenoaks LDF Sustainability Objectives.

However the key issues to be considered are the impact of providing replacement allotment provision and its impact on accessibility to open space against the objective of providing new housing within the settlement of Westerham.

The option that secures housing and replacement allotments is likely to have significant benefits in relation to housing objectives, such as providing affordable units, and in relation to improving health and well being as replacement allotment provision will be included as part of the housing proposal.

H1(n) - Land at Croft Road, Westerham – 15 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health. Whilst part of the site is open space it is gated and does not currently provide any recreational or sporting facilities that would improve health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Westerham. There is easy access to shops and services approximately 550m east of the site in the village centre. There are also reasonable public transport links in the vicinity and employment opportunities at the Westerham Trading estate.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas	o	The development of new housing would have a	Consideration to be given as to the suitability of

emissions) and ensure air quality continues to improve		negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	-	<p>The site is currently semi natural open green space and as such has some ecological potential.</p> <p>Whilst a redevelopment would include Green Infrastructure features to provide links to surrounding sites it is not considered that this would not be sufficient to override the fact that the current ecological benefits of the site will be lost.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>No mitigation measures identified at this stage.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	<p>The site is located on the edge of the existing settlement and as such new occupiers will have excellent opportunities to access the open countryside.</p> <p>The historic elements of Westerham are a short distance away so as not to be impacted upon by this development but are fully accessible for future residents.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However public transport is limited to a fairly infrequent bus service.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	<p>The site is currently open space, but does not contribute a significant amount to the local distinctiveness of the area.</p> <p>Redevelopment would result in a significant improvement in quality of the built environment.</p>	Careful attention to be paid to the impact upon the surrounding AONB.
11 To promote sustainable forms of development and	o	There is a good range of local employment	No mitigation measures identified at this stage.

sustainable use of natural resources		opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However the site is Greenfield and would not constitute a prudent use of a natural resource. In this instance both assessments cancel each other out to equal a neutral assessment.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The negative impacts relate to the loss of open space as this may have adverse impacts in relation to flood prevention and biodiversity potential.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(o) Warren Court, Halstead – 15 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently an under performing business site and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	<p>The site is located in a relatively unsustainable location within the village of Halstead. There are only basic facilities in the village centre.</p> <p>Public transport links in the vicinity and also very basic resulting in a need for the use of private vehicles on a daily basis.</p>	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>The promotion of new dwellings in an unsustainable location is recognised as having potential for an increase in vehicle pollutants.</p>	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.

		There are no specific concerns regarding Air Quality at the site.	
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently a developed business site and as such is limited ecological potential at present. Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	The site is within a village adjacent to the settlement boundary and as such new occupiers will have good opportunities to access the open countryside. The historic element of Halstead village will not be adversely impacted upon by this development but are fully accessible for future residents.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Public transport is limited to a fairly infrequent bus service and there are very few local facilities, which reduce the need to travel. The development of the site will have occupants that are reliant on private vehicle.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	The site is currently a poor quality underutilised employment site. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	-	There is not a good range of local employment opportunities, shops or services in Leigh Village resulting in the need for people to travel. The site does constitute a prudent use of a natural resource as it is previously developed land.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	--	The site is in current employment use and the development would result in the loss of employment land, albeit evidence has been presented that demonstrates the site is poor quality employment land.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	--	The redevelopment would result in the loss of employment land and therefore could impact	No mitigation measures identified at this stage.

upon the development or retention of skills.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>Halstead is considered to be an unsustainably located and does not have a good range of shops, facilities or employment opportunities in close proximity, resulting in the need to travel to access these opportunities.</p> <p>The very negative impacts relate to the loss of employment land and the knock on impact for skills development.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

Other Reasonable Options

This site is currently in employment use and the option of retaining the site in this use, allocating for mixed use or reallocating for residential have all been appraised. The site is currently in poor repair and mostly unoccupied. It was concluded that the site should be considered for residential development a use which is promoted by the owners. Any residential development would include a woodland buffer which would separate the development from the existing woodland. This has been taken into account when appraising the options.

WARREN COURT, HALSTEAD
<p>Warren Court is an existing protected employment site in Green Belt, which has an outstanding allocation for increased commercial/employment development. In recent years the site has fallen into disrepair and is no longer fully occupied.</p> <p>A number of potential options were promoted by the land owner as to how to improve the environment of the site.</p> <p>Option A tests the option of maintaining the entire site in an employment use.</p>

Option B tests the option of allocating the site for entirely residential redevelopment with associated woodland buffer.

Option C tests the option of allocating the site for mixed use development.

Option A	Option B	Option C
Retain as protected employment.	Reallocate for housing.	Reallocate for mixed use development.

Option A Appraisal

The very positive elements of retaining the site in employment use is considered to be against objective 12 which seeks to retain employment and maintain economic competitiveness.

Other positives include assessments against objectives; 5 (maintaining accessibility to employment), 9 (reduction in the need to travel through providing employment opportunities locally), 11 (providing localised employment and the prudent use of natural resources) and 13 (opportunities for the retention of skills).

The negative assessments are against objective 1, which seeks to provide housing and objective 10 that seeks to create a high quality built environment, which at present is very poor.

Option B Appraisal

The very positive impact of Option B relates to objective 1 which promotes the development of high quality, sustainable and affordable housing, Objective 8 (access to countryside) and Objective 10 (high quality built environment). The assessment against objectives 2 (reduction in flooding) and 7 (conserve and enhance biodiversity) are also positive as a residential redevelopment would likely result in improvements to onsite green infrastructure particularly through the inclusion of the woodland buffer.

The loss of employment provision would have very negative impacts upon objectives 12 and 13 which seek to retain employment, promote economic competitiveness and retain and develop skills.

Another negative result of the loss of employment for housing would be against objectives 5 and 9, which promotes accessibility to services and seeks to reduce the need to travel. This is considered to be negative as a result of the loss of employment within the settlement of Halstead and the resulting need to travel out of the village to access replacement job opportunities.

Option C Appraisal

The very positive impact of Option C relates to objective 1 which promotes the development of high quality and affordable housing. The assessment against objective 10 (to create a high quality built environment) is also a positive as the current environment is very poor.

The loss of part of the existing employment provision would have a negative impacts upon objectives 12 and 13 which seek to retain employment, promote economic competitiveness and retain and develop skills. Whilst there would be some employment provision as part of a mixed use scheme the Green Belt restriction of buildings allowed would mean that overall there is a net loss of potential employment space.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	-	+	++	+
Option B	++	+	0	0	-	0	+	++	-	++	-	--	--
Option C	++	0	0	0	0	0	0	+	0	+	0	-	-

Conclusion

Taking into consideration the above assessments, the option to allocate the site for residential development scores very positively against some criteria (generally those relating to the natural environment and provision of housing) but very negatively against employment criteria.

However, retaining the site in its current employment use only scores very positively against the employment criteria.

The key issues for consideration is the viability of maintaining the site in employment use, which is currently performing poorly and whether an alternative approach that scores very negatively against some SA objectives would have a more positive impacts that can be delivered. The development for housing would likely have a positive impact in relation to reducing homelessness, and providing affordable housing, whilst the retention in employment is unlikely to see positive impacts in relation to employment objectives unless it is substantially redeveloped, which is likely to be unviable.

H2: Mixed Use Development Including Residential

The following sites have been identified as sites that should be allocated for Mixed Use Development Including a residential element under Policy H2. An appraisal of alternative uses is presented for sites highlighted in bold.

BT Exchange, South Park, Sevenoaks (Retail and Residential) – 25 units

United House, Goldsel Road (Residential, employment and open space) – 185 Units

Swanley Centre, Nightingale Way, Swanley (retail and small scale residential element - only as part of regeneration proposals) - 0 units

Station Approach, Edenbridge (residential and employment generating uses) – 20 units

New Ash Green Village Centre, New Ash Green (retail, employment, community facilities and residential- only as part of regeneration proposals)
– 50units

Powder Mills (Former GSK Site), Leigh (residential and small scale employment generating use) – 60 units

H2(a) BT Exchange, South Park, Sevenoaks (Retail and Residential) - 25 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	<p>Development of mixed use development, including some residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently a mixture of retail, post office sorting office and a telephone exchange and offices.</p> <p>Redevelopment would not have an adverse impact upon surface water run off or potential for increased flood risk.</p>	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of a mixed use development at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of a mixed use scheme at the site would result in a town centre with better retail and commercial offer that would potentially attract more visitors. Whilst it is considered that the town centre would be improved it is not considered that the proposal would have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The site is exceptionally well located with excellent access to shops, services, employment, public transport and recreational opportunities.	No mitigation measures identified at this stage.

		The redevelopment for mixed use purposes will improve the services within the town centre and provide new dwellings with excellent access to these services.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>The promotion of new dwellings in highly sustainable location and providing a better retail offer is recognised as a being important in reducing the need to travel and reducing vehicle pollutants.</p> <p>Based on the combination of these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently fully developed and as such there is no ecological or geodiversity potential at the site. The development for mixed use will not significantly increase future potential because of the urban characteristics of the site in the town centre.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>The site is located in the town centre of the main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The historic elements of Sevenoaks Town are in close proximity and will be made more accessible to increased visitors and residents as a result of this allocation.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and reduce	No mitigation measures identified at this stage.

		<p>the level of retail expenditure lost to competing centres.</p> <p>Both of these aspects will result in a lesser need to travel as a result of the development, however only a single positive is given as a result of the loss of the post office retail and sorting office facility from the town.</p>	
10. To create a high quality built environment	+	The site currently consists of low quality buildings, all of which are of little merit. The redevelopment would likely result in an improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	++	<p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Redevelopment of the site would include replacement retail and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the town. The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses that will likely positively impact upon the development and retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The allocation of the BT Exchange for residential led mixed use development would have a positive impact in relation to the creating of new sustainable homes and new	Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site

<p>employment and skill generating opportunities.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>	<p>transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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H2(b) United House, Goldsel Road, Swanley (residential, employment and open space) – 185 units.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of a very large element of onsite affordable housing.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	The site is currently a mixture of offices and warehousing and as such is considered to be previously developed. The provision of open space and the retention of the pond will result in a positive impact.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Whilst the development of housing would be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health. However, the provision of open space would help to address a deficiency in this part of Swanley and have a positive impact on the health and well-being and the reduction of inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Development of housing at the site would result in the development of a large number of affordable housing units that would have a demonstrable benefit on meeting housing need and subsequently addressing issues of poverty and social exclusion in an area that has a significant level of deprivation.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The site is located in a very sustainable location within Swanley. There is easy access to shops and services approximately 400m north of the site. There are also good public transport links in	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.

		the vicinity and employment opportunities in the town. The development will also include open space provision for children and young people and other recreational opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. The provision of open space will also help to reduce the levels of pollutants within the atmosphere. Therefore there is an overall positive impact.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	+	The site is currently used for warehouse and distribution and as such has limited ecological potential at present, except for a small balancing pond area that is to be retained. The redevelopment will include open space provision as well as additional green infrastructure. Therefore, the overall biodiversity of the site will be improved resulting in a positive assessment.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process. The Open Space should be designed to maximise biodiversity potential whilst maintaining areas for children and young people, outdoor sports and recreational opportunities. The balancing pond area within the site has some ecological value and should be excluded from the developable area.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located within one of the Districts main settlement and as such there is no existing or future scope for increasing access to the countryside. There is not considered to be a historic core element within Swanley.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	The site is located close to Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities that heavily reduces the need to travel.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	++	The site is currently used for storage and distribution, which whilst maintained well is not of any significant environmental quality.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail

		Redevelopment would result in a significant improvement in quality of the built environment.	through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	++	<p>The site is located in close proximity to Swanley Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	-	The whole site is in current employment use and the development would result in the loss of some employment land.	Mitigation measures are required to ensure that the redevelopment of the site for housing would not adversely impact upon the adjacent Swan Mill industrial site, which is an important business and employer within the local Swanley economy.
13. To improve the development and retention of skills	-	The redevelopment would result in the loss of some employment land, however this is primarily used for storage and distribution and therefore would not significantly impact upon the development or retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for mixed use would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promotes development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment, improve the existing biodiversity and the provision of new open space would help to address an existing deficiency in Swanley.</p> <p>There are negative aspects in that the site development will result in some loss of</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>

<p>employment provision and opportunities to develop or retain skills in Swanley.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>The balancing pond area within the site has some ecological value and should be excluded from the developable area.</p> <p>Important consideration must be given to design and layout to ensure that the adjacent Swan Mill factory site is not adversely impacted by the development and that their, or future occupiers, operations are not prejudiced by the development at United House.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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Other Reasonable Options

This site is currently in employment use and the option of retaining the site in this use, allocating for mixed use (residential, employment and open space) or reallocating for residential have all been appraised. The 3.8ha site lies within the settlement of Swanley immediately south of the designated town centre. It is bounded to the north by railway lines, residential areas and a primary school to the east and south, and industrial development to the west of the main part of the site. The sole occupier of the site is a building contractor who has already relocated 200 of their staff elsewhere in Swanley. The occupiers no longer require the site with its warehousing and wish to promote the site for redevelopment.

<p>UNITED HOUSE, SWANLEY</p>
<p>United House is an existing employment site in Swanley. The site is no longer required by the current occupants and is being promoted for residential development.</p> <p>A number of potential options appraised as to the future use of the site.</p> <p>Option A tests the option of maintaining the entire site in an employment use.</p> <p>Option B tests the option of allocating the site for entirely residential redevelopment.</p> <p>Option C tests the option of allocating the site for mixed use development including employment, residential and open space.</p>

Option A	Option B	Option C
Retain as protected employment.	Reallocate for residential.	Reallocate for mixed use development.
Option A Appraisal		
<p>The very positive elements of retaining the site in employment use is considered to be against objective 12 which seeks to retain employment and maintain economic competitiveness.</p> <p>Other positives include assessments against objectives; 5 (maintaining accessibility to employment), 9 (reduction in the need to travel through providing employment opportunities locally), 11 (providing localised employment and the prudent use of natural resources) and 13 (opportunities for the retention of skills).</p> <p>The negative assessments are against objective 1, which seeks to provide housing and objective 10 that seeks to create a high quality built environment, which at present is poor.</p>		
Option B Appraisal		
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are negative aspects in that the site development will result in a loss of employment provision and opportunities to develop or retain skills in Swanley.</p>		
Option C Appraisal		
<p>The development of the site for mixed use would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promotes development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment, improve the existing biodiversity and the provision of new open space would help to address an existing deficiency in Swanley.</p> <p>There are negative aspects in that the site development will result in some loss of employment provision and opportunities to develop or retain skills in Swanley.</p>		



Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	-	+	++	+
Option B	++	0	0	+	++	0	0	0	++	++	++	--	--
Option C	++	+	+	+	++	+	+	0	++	++	++	-	-

Conclusion

Taking into consideration the above assessments, the option to allocate the site for mixed use development scores very positively against some criteria (generally those relating to the natural environment and provision of housing) but negatively against employment criteria. It scores the most highly across all the indicators.

The key issue for consideration is the viability of maintaining the site in employment use. An independent assessment concluded that some employment can viably be retained on the site. .

H2(c) Swanley Centre, Nightingale Way, Swanley (retail and small scale residential element - only as part of regeneration proposals) – 0 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Development of mixed use development, including some residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. However the residential element will be ancillary to retail led scheme. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently a mixture of the existing retail centre and recreation ground as such the redevelopment would not impact upon flood issues.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of a mixed use development at the site would drive a major regeneration scheme for the town of Swanley, which is not relevant to this objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Development of a mixed use development at the site would drive a major regeneration scheme for the town of Swanley. The regeneration would result in a more attractive centre that meets local needs and offers more opportunities for social interaction.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The redevelopment for mixed use purposes will improve the retail offer and services within the	No mitigation measures identified at this stage.

		town centre and provide some ancillary new dwellings with excellent access to these services.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	<p>The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>However the promotion of development in highly sustainable location and providing a better and regenerated town centre with enhanced retail offer is recognised as a being exceptionally important and vital in reducing the need to travel and reducing vehicle pollutants.</p> <p>Based on existing situation of residents needing to travel excessively, it is felt that overall there would be a benefit.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	The site is located in the town centre of the main District settlement and as such there would be limited ecological potential.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>The site is located in the town centre of the main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>There is no historic element of Swanley.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	<p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and reduce the level of retail expenditure lost to competing centres.</p> <p>Both of these aspects will result in a lesser need to travel as a result of the development.</p>	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	++	The site currently consists of low quality buildings, all of which are of little merit. The redevelopment would likely result in an improvement in quality of the built environment and create a functioning town centre.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and	++	The site is within the existing town centre. As a	No mitigation measures identified at this stage.

sustainable use of natural resources		<p>result of the regeneration new and existing residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	<p>Redevelopment of the site would include replacement retail and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the town. The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	<p>The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses that will likely positively impact upon the development and retention of skills.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The allocation of the Swanley Centre for retail led mixed use development would have a positive impact in relation to the regeneration of the town that would have very positive impacts in relation to the towns economy, opportunities for skills development, the creation of an environment that promotes social inclusion and for creating new sustainable homes.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>	<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public</p>

	<p>transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
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Other Reasonable Options

Two options were appraised for this site allocation. The results can be seen below.

THE SWANLEY CENTRE, SWANLEY	
<p>The Swanley Centre is the main shopping area within the town centre of Swanley. In recent years the Centre has declined significantly and has become a poor quality and under performing centre in need of significant regeneration. The Core Strategy identified that the Council would support regeneration in this area.</p> <p>During the Core Strategy process the land owners submitted representations suggesting that a viable regeneration scheme could not be implemented without a greater quantity of land and that the adjoining recreation ground would need to be redeveloped to provide the critical mass of space to accommodate a new and improved town centre proposal. The Council commissioned independent retail consultants to review this submission who confirmed that additional land is required to support a viable regeneration scheme in the town centre.</p> <p>Option A tests the allocation of the recreation ground for redevelopment as part of the wider regeneration proposal, based on the assumption that sports and recreation facilities lost would be replaced at an alternative location in Swanley to equal or greater value, which would be insisted upon by the Council in considering a formal allocation. It is also assumed that the regeneration proposal would provide a number of residential units and improved GP and community facilities as promoted by the land owner.</p> <p>Option B tests the option of allocating only the existing town centre for redevelopment and protecting the recreation ground as open space. Based on the evidence submitted by the land owners this option assumes that in the short to medium term a viable town centre regeneration scheme would not be possible and that the Swanley Centre will not be regenerated in the plan period.</p>	
Option A	Option B
<p>Allocation of the centre and the adjoining recreation ground for the comprehensive regeneration and mixed use redevelopment of Swanley Town Centre. Includes replacement recreational facilities, residential, community and GP facilities.</p>	<p>Retain the existing town centre boundary and maintain the recreation ground on the assumption that a regeneration scheme will not come forward and that the centre will not significantly improve without intervention.</p>
Option A Appraisal	

The most significant positive in relation to option A is that the regenerated town centre would have a major benefit in terms of the levels and stability of employment and the local economy within Swanley (objective 12). Other significant positive impacts that option A would have would be against objectives 1 (housing), 9 (reducing travel needs through improved services and facilities within the centre), 10 (creating a high quality environment as the existing centre is in a poor and unattractive state) and 13 (providing scope for skills retention and development, through business and GP facilities).

It is accepted that in principle the regeneration of the town centre would be entirely positive, however the negative aspects of this approach relates to the use of the Swanley recreation ground to provide the critical mass of land to drive a viable regeneration scheme. The proposal therefore scores a series of negative ratings against the following objectives; 2 (managing flood risk- as a result of loss of open permeable land), 3 (Health and well being – through loss of centrally located sports and recreation facilities albeit alternative facilities will be replaced), 6 (Impact on air pollution- through loss of open space and increased traffic) and 7 (loss of Biodiversity/Green Infrastructure).

Objective 4 seeks to reduce poverty and social exclusion. This was given a neutral impact as both the retention of sports and recreation facilities or an enhanced town centre with new community and GP facilities would both provide positives in relation to this goal.

On balance it is considered that there is a neutral impact in relation to objective 5. Option A would see the sports pitches replaced, albeit they are likely to be less accessible than the existing provision. However there is likely to be improved facilities and services in a regenerated town centre and as such the positive and negatives in both respects cancel each other out and result in a neutral score.

Objective 11 has also been given a neutral score as the development would be deemed to be sustainable, which is a positive, but this is offset by the loss of greenfield undeveloped land.

Option B Appraisal

An independent assessment carried out by retail consultants has shown that in all likelihood without the use of at least part of the recreation ground a viable regeneration scheme will not be achievable. Option B is therefore the 'do nothing scenario' which is likely to result in no significant improvement for the site during the plan period up to 2026.

This option would have positive impacts in terms of objectives; 2 (preventing flood risk through keeping land open), 3 and 5 (preserving the sports and recreational facilities), 6 (improving air quality as a result of much reduced need to travel as a result of a regenerated town centre) and 7 (preservation of biodiversity opportunities at the site).

The negative impacts would be against objectives; 9 (reducing the need to travel - as inadequate town centre and shopping facilities necessitate the need to travel), 10 (the quality of the environment- which is currently in decline), 11 (sustainable development – through the need to travel to access services and facilities), and 12 and 13 (the decline in employment which impacts upon job opportunities, skills development/retention and the local economy).

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	+	-	-	0	0	-	-	0	+	+	0	++	+
Option B	0	+	+	0	+	+	+	0	-	-	-	-	-

Conclusion

Taking into consideration the above assessments, the option to regenerate the town centre, (including the replacement of lost open space and recreation facilities) scores slightly more positive assessments against the Sevenoaks LDF Sustainability Objectives than promoting regeneration within the existing centre boundary.

The key issues for consideration are the extent to which the loss of accessible and centrally located public open space should be assessed against the creation of a regenerated and more viable town centre for the residents of Swanley.

Baseline indicators such as the proportion of people in working age and people claiming unemployment are likely to see a significant improvement as a result of the regeneration proposal, whilst access to sports facilities and local green space are also identified as key baseline data that will be impacted upon should the recreation ground be redeveloped as part of a regeneration package.

Since the appraisal of this site, Swanley Town Council have resolved not to sell the recreation ground and as such Option A has become increasingly unlikely. This is reflected in the final allocation which applies Option B.

H2(d) Station Approach, Edenbridge (residential and employment generating uses) – 20 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Mixed use development, including replacement of existing commercial the construction of new residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently an established employment site on the land of a former station goods yard. Redevelopment would not have an adverse impact upon surface water run off or potential for increased flood risk.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Development of a mixed use development at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of a mixed use development at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The site is exceptionally well located with excellent access to shops, services, employment, public transport and recreational opportunities. The redevelopment for mixed use purposes will improve the existing employment provision at the site and provide new residents with excellent access to services within the town centre.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.

		<p>The promotion of new dwellings in highly sustainable location and providing a better employment land opportunities is recognised as a being important in reducing the need to travel and reducing vehicle pollutants.</p> <p>Based on the combination of these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently fully developed and as such there is no ecological or geodiversity potential at the site. The development for mixed use will not significantly increase future potential because of the urban characteristics of the site in the town centre.</p>	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>The site is located in the town centre of the main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The historic elements of Edenbridge Town are in close proximity and will be made more accessible to increased visitors and residents as a result of this allocation.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	<p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and reduce the level of retail expenditure lost to competing centres.</p> <p>Both of these aspects will result in a lesser need to travel as a result of the development.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	<p>The site currently consists of a relatively low quality environment, but with a former railway building of some merit. However the</p>	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail

		redevelopment would likely result in an improvement in quality of the built environment and create a functioning town centre.	through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	++	The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. . The site is previously developed and would constitute a prudent use of a natural resource	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Redevelopment of the site would include replacement employment provision and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the town.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Redevelopment of the site would include replacement employment provision and as such there would not be a net reduction in overall jobs Replacement employment facilities will likely be on benefit of local businesses and positively impact upon the development and retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The allocation of Station Road Edenbridge for residential and employment development would have a positive impact in relation to the towns economy, opportunities for skills development and for creating new sustainable homes.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>	<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p>

	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
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Other Reasonable Options

STATION APPROACH, EDENBRIDGE	
<p>Station Approach Edenbridge is a protected employment site close to the centre of the town. The existing site is occupied by a Jewsons Builders Merchants with a significant area of under utilized employment land.</p> <p>The land owner has promoted the site through the Allocations and Development Management process for a mixed use development scheme, which would incorporate an equal level of employment floorspace to that which currently exists, with the remainder of the land developed for housing.</p> <p>Option A tests the retention in its current protected employment allocation.</p> <p>Option B appraises the promoted mixed use business and residential allocation.</p>	
Option A	Option B
Retain site in protected employment use.	Allocate for mixed use business and residential development (based on no net loss of employment floor space).
Option A Appraisal	
<p>The very positive aspect of retaining the site in its current protected employment use is in relation to objective 12, which seeks to encourage high and stable levels of employment.</p> <p>Other positive impacts are considered against objectives; 5 (providing access to employment), 9 (reducing the need to travel by providing employment opportunities in a sustainably located site), 11 (promoting sustainable forms of development on a PDL site) and 13 (providing employment opportunity to develop skills).</p> <p>The only negative aspect of retain the site in employment rather than allocating for mixed use would be that the proposal would not result in the development of housing to the detriment of objective 1.</p>	

Option B Appraisal

A mixed use scheme under option B would have very positive scores against objectives 1 (providing housing), 5 (improving access to services, facilities and employment) and 11 (sustainable development in an accessible location on PDL).

Other positive scores are against objectives 6 (to reduce air pollution as a result of higher quality energy efficient buildings and the reduced need to travel), 10 (creating a higher quality built environment), 12 (promoting economic competitiveness and encouraging high levels of employment) and 13 (opportunities to develop or retain skills).

There are no identified conflicts with the sustainability objectives.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	0	+	++	+
Option B	++	0	0	0	++	0	0	0	++	+	++	+	+

Conclusion

Taking into consideration the above assessments, the Option B scores more positive ratings against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration is the potential trade between economic stability and the provision of high quality and sustainable housing. Whilst retaining the site in employment scores well there is limited demand for retention and as such the site has been redundant for a number of years. In contrast the housing option would provide for new dwellings in an accessible location and would result in more scope for development to occur and for baseline conditions to improve.

H2 (e) New Ash Green Village Centre, New Ash Green (retail, employment, community facilities and residential- only as part of regeneration proposals) – 50 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Development of mixed use development, including residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site extends across the developed town centre area.</p> <p>There would not be a loss of open permeable land in favour of built development and as such there would not be an adverse impact in relation to flooding through the development of this site.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	<p>Development of a new mixed use scheme at the site would drive a major regeneration scheme for the village of New Ash Green. However the regeneration would not result in any significant improvements to health and well-being.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	<p>Development of a mixed use development at the site would drive a major regeneration scheme for the village of New Ash Green. The regeneration would result in a more attractive centre that meets local needs and offers more opportunities for social interaction that would help combat poverty and exclusion.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The redevelopment for mixed use purposes will improve the retail offer and services within the town centre and provide new dwellings with</p>	<p>No mitigation measures identified at this stage.</p>

		good access to these services.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>However the promotion of development in sustainable locations and providing a better and regenerated town centre with enhanced retail offer is recognised as a being very important and vital in reducing the need to travel and reducing vehicle pollutants.</p> <p>Based on existing situation of residents needing to travel excessively, it is felt that overall there would be a balanced effect.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently operating as a failing town centre so no ecology or geodiversity will be adversely impacted.</p> <p>Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a positive assessment.</p>	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>The site is located within one of the Districts larger settlement, however there village is surrounded by Green Belt as and as such there is scope for increased access to the countryside for future occupants.</p> <p>There is not considered to be a historic core element within New Ash Green.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>There are some links to small scale local employment opportunities, shops, services and community and recreational facilities that partially reduces the need to travel. The redevelopment of the town centre will increase this offering and significantly reduce the need for</p>	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.

		<p>travel for basic 'top up' and everyday shopping needs.</p> <p>However there is limited public transport which offsets the positive elements in relation to this issue resulting in a single positive assessment overall.</p>	
10. To create a high quality built environment	++	<p>The site currently consists of low quality and vacant retail units, all of which are of little merit. The redevelopment would likely result in an improvement in quality of the built environment and create a functioning town centre.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.</p>
11 To promote sustainable forms of development and sustainable use of natural resources	++	<p>The site is within the existing town centre. As a result of the regeneration new and existing residents will have improved access to shops, services, facilities and employment opportunities. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	<p>No mitigation measures identified at this stage.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	<p>Redevelopment of the site would include employment elements and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the village.</p> <p>The redevelopment is likely to result in a more desirable village centre to the benefit of local businesses.</p>	<p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	+	<p>The redevelopment is likely to result in a more desirable village centre to the benefit of local businesses that will likely positively impact upon the development and retention of skills.</p>	<p>No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts	Mitigation Measures
The allocation of the New Ash Green Village Centre for retail led mixed use	Any site remediation, if required, should be carried out by the site owner before

<p>development would have a positive impact in relation to the regeneration of the town that would have very positive impacts in relation to the towns economy, opportunities for skills development, the creation of an environment that promotes social inclusion and for creating new sustainable homes.</p> <p>The development would have positive impacts in relation to the reduced need to travel to obtain basic services and facilities.</p> <p>There would also be a very positive impact in relation to improving the quality of the built environment.</p>	<p>disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
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H2(f) Powder Mills (Former GSK Site), Leigh (residential and small scale employment retention) – 60 units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home.	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of a large element of onsite affordable housing or a significant contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	--	The site is currently a vacant pharmaceutical site and as such is considered to be previously developed. Whilst there would not be an adverse impact in relation to flooding through the development of this site, the access routes both have areas of flood zone 3 that cross them, which would impact upon safe entry and exit of the site in times of flooding.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Flood mitigation measures required to ensure safe entry and exist of the site.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Whilst the development of housing would be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Development of housing would not have a demonstrable impact upon reducing poverty and social exclusion.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	The site is located in a very unsustainable location within Leigh. There is no easy access to shops and services without the use of a private vehicle. There are not good public transport links in the vicinity and employment opportunities require the need to travel.	Due to the number of dwellings proposed and the poor links to services at the site, a travel plan should be prepared to mitigate some of the travel impacts of the new development.
6.To reduce air pollution (including greenhouse gas	--	The development of new housing would have a	Core Strategy Policy SP2 requires Code for

emissions) and ensure air quality continues to improve		negative impact in respect to greenhouse gas emissions that result from the new units. This is heightened by the fact that the promotion of new dwellings in an unsustainable location is recognised as increasing vehicle pollutants.	Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	+	The site is currently used for pharmaceutical use and as such has limited ecological potential at present. A redevelopment that includes Green Infrastructure requirements would be of benefit and it is considered that redevelopment could provide good links with the surrounding open countryside areas and increase biodiversity potential.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	The site is currently used for pharmaceutical use, which has historic origins at the site. Redevelopment of the site would allow for public access to the historic Powder Mill areas that surround the site. The site is Green Belt and as such future occupants would have excellent access opportunities to open countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	The site is located in a very unsustainable location within Leigh. There is no easy access to shops and services without the use of a private vehicle	Due to the number of dwellings proposed and the poor links to services at the site, a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	+	The site is currently a vacant pharmaceutical site, which whilst very well maintained and attractive is not of any significant environmental quality. Redevelopment would result in an improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11 To promote sustainable forms of development and sustainable use of natural resources	-	The site is wholly unsustainable in terms of location and access to services and facilities. However it is previously developed and would	No mitigation measures identified at this stage.

		constitute a prudent use of a natural resource if redeveloped.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	-	The site is in current employment use and the development would result in the loss of employment land albeit a small element of employment will be retained.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	-	The redevelopment would result in the loss of employment land which is within a highly skilled industry. There would be some opportunity for retaining skills through the employment that is to be retained however it would not significantly impact upon the development or retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The allocation of Powder Mills for residential led mixed use development would have a positive impact in relation to the creation of new sustainably constructed homes.</p> <p>The development would have positive impacts in relation to the improved accessibility to the historic and archaeologically important aspects of the surrounding area that have previously been inaccessible to the public. There would also be an improvement to the quality of the built environment.</p> <p>There would be very negative impacts in relation to the fact that the site is remotely located with poor access to local facilities and services that would result in the need to travel. This has a subsequent negative impact upon air quality.</p> <p>There would be further negative impacts in relation to the loss of employment floorspace and reduced opportunity for skills retention. Albeit an independent study has shown there is no realistic prospect of the re-use of the entire site in employment generating uses.</p>	<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>Due to the number of dwellings proposed and the poor links to services at the site, a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>

Other Reasonable Options

GLAXOSMITHKLINE (GSK) SITE, POWDER MILLS, LEIGH		
<p>The GSK pharmaceutical site at Leigh is an established 'Major Developed Site' in the Green Belt that pre-dates planning regulations. However in February 2011 the site closed and operations ceased.</p> <p>The Council commissioned consultants to undertake an independent report into the potential to re-use the site in employment use. The Report undertaken by URS Scott Wilson (September 2011) considered a number of potential options for the re-use of the site in various different uses.</p> <p>The key constraint of the site is that it is poorly located with limited access to public transport and local services.</p> <p>Option A tests the option of maintaining the entire site in an employment use.</p> <p>Option B tests the option of allocating the site for entirely residential redevelopment.</p> <p>Option C tests the option of allocating the site for predominantly residential development but with the retention of a the most modern business building (as recommended as the preferred option of the URS Scott Wilson report)</p>		
Option A	Option B	Option C
Protect site for employment use.	Allocate for housing.	Allocate for mixed use.
Option A Appraisal		
<p>The very positive assessments of maintaining the site in employment use is against objectives 12 (protecting employment and the economy). Positive impacts are judged against objective 5, which seeks to provide access to services, facilities, recreational opportunities and employment, as the site is of a size and scope that provides a significant contribution to local employment and objective 13 (retaining skills).</p> <p>The very negative impacts of retained employment is judged against objective 9 as the site is so remote there is a significant need to travel by private vehicle to access the site.</p> <p>There are also negative impacts in relation to objectives 1 (loss of scope for new housing), 6 (Air quality as a result of traffic/the need to travel) 8 (no access to historic element of site) and 11 (promotion of development in a wholly unsustainable location).</p>		
Option B Appraisal		
<p>An entirely residential development would have a very positive impact against objective 1 (housing). There is also positive assessments against objectives 7 (conserving biodiversity as a result of measures that could be incorporated into a new scheme), 8 (opportunities to integrate access to the historic element of the site) and 10 (the creation of a higher quality built environment).</p>		

However very negative impacts would be drawn against objectives 2 (access to the site is covered by flood zone 3), 5 (poor accessibility to services), 6 (Increased air pollution as a result of need to travel out of the site), 9 (Need to travel to access services and facilities), 12 (loss of employment provision) and 13 (loss opportunity for skills retention).

There would also be a negative impact upon sustainable development as a whole as the site is in a wholly unsustainable location, albeit it would constitute a prudent use of natural resources as the site is previously developed (objective 11).

Option C Appraisal

An entirely residential development would have a very positive impact against objective 1 (housing). There are also positive assessments against objectives 7 (conserving biodiversity as a result of measures that could be incorporated into a new scheme), 8 (opportunities to integrate access to the historic element of the site) and 10 (the creation of a higher quality built environment).

However very negative impacts would be drawn against objectives 2 (access to the site is covered by flood zone) and 5 (poor accessibility to services).

Negative impacts would be drawn against objectives; 9 (Increased need to travel to access services and facilities), 11 (Unsustainable location) 12 (net loss of employment provision) and 13 (net loss opportunity for skills retention).

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	-	0	-	--	0	-	++	+
Option B	++	--	0	0	--	--	+	+	--	+	-	--	--
Option C	++	--	0	+	--	-	+	+	-	+	-	-	-

Conclusion

Taking into consideration the above assessments, the three options all score relatively poorly against the Sevenoaks LDF Sustainability Objectives, primarily as a result of the unsustainable location of the site. Option A to retain the site in employment use has the least amount of negative ratings, whilst option C to promote a mixed use development has the most positive ratings but with two very negative assessments.

The key issues for the future of this site is that the existing occupier has vacated the site and that an independent assessment has shown that there is limited prospect of it being taken up in employment use. As such in order to positively plan for the future the issue of delivery must be addressed. Whilst residential redelivery scores the least positive score and would be judged to be negative against flood risk baseline objectives, it may be the most likely and suitable option overall as it would result in a development that would see demonstrable improvements against other baseline data contained in the scoping report, such as providing towards affordable housing provision.

Employment Land

The following sites have been identified as sites that should be allocated for protected employment use under Policy EMP1; An appraisal of alternative uses is presented for sites highlighted in bold.

Vestry Road, Sevenoaks
Bat & Ball Enterprise Centre, Sevenoaks
British Telecom, Sevenoaks
Erskine House, Sevenoaks
Hardy's Yard, Riverhead
High Street, Sevenoaks
London Road, Sevenoaks
Morewood Close (Outside Housing Area), Sevenoaks
South Park, Sevenoaks
Tubs Hill House, Tubs Hill Road, Sevenoaks
Lime Tree Walk, Sevenoaks
Wested Lane Industrial Estate, Swanley
Swanley Town Council Offices, Swanley
Swan Mill, Goldsel Road, Swanley
Horizon House, Swanley
Media House, Swanley
Moreton Industrial Estate, Swanley
Park Road Industrial Estate, Swanley
Southern Cross Ind. Estate, Swanley
Teardrop Industrial Estate, Swanley
The Technology Centre, Swanley
Station Road, Edenbridge
Edenbridge Trading Centre/ Warsop Trading Centre
Westerham Trading Centre, Westerham
Blue Chalet Industrial Park, West Kingsdown
West Kingsdown Industrial Estate, West Kingsdown
Horton Kirby Trading Estate, South Darent

EMP1(a) Vestry Road, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban	No mitigation measures identified at this stage.

		area as a whole has good public transport links and as such preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close	No mitigation measures identified at this stage.

		<p>proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p>	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(b) Bat & Ball Enterprise Centre, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(c) British Telecom, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(d) Erskine House, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(e) Hardy's Yard, Riverhead

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(f) High Street, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(g) London Road, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(h) Morewood Close , Sevenoaks (outside the housing allocation area).

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(i) South Park, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(j) Tubs Hill House, Tubs Hill Road, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(k) Lime Tree Walk, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Sevenoaks. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Sevenoaks with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Sevenoaks with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(I) Wested Lane Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(m) Swanley Town Council Offices, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(n) Swan Mill, Goldsel Road, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(o) Horizon House, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(p) Media House, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(q) Moreton Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(r) Park Road Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(s) Southern Cross Ind. Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(t) Teardrop Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(u) The Technology Centre, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(v) Station Road, Edenbridge

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the third largest settlement of Edenbridge. The area has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within the urban area of Edenbridge with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located within Edenbridge with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Edenbridge, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(w) Edenbridge / Warsop Trading Centre

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the third largest settlement of Edenbridge. The area has good public transport links and as such preserving the site and promoting	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within the urban area of Edenbridge with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located within Edenbridge with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.	No mitigation measures identified at this stage.

		The site is previously developed and continued use would constitute a prudent use of a natural resource.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>
13. To improve the development and retention of skills	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Edenbridge, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(x) Westerham Trading Centre, Westerham

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a relatively sustainable location within the settlement of Westerham, which has a good range of services and facilities. However the village doesn't have well served	No mitigation measures identified at this stage.

		<p>public transport links.</p> <p>Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people of Westerham, but will require private vehicles to access it from residents of outside villages.</p>	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants, however the poor public transport service means that there is not sufficient benefit to warrant a positive assessment.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The site is located within the urban area of Westerham with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>However for those that do need to travel into Westerham public transport is not well served and as such there is a need to own or operate a private vehicle.</p> <p>In this instance the negative and positive</p>	<p>No mitigation measures identified at this stage.</p>

		aspects balance each other to create a neutral outcome.	
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	The site is located within Westerham with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel. In addition, the site is previously developed and continued use would constitute a prudent use of a natural resource. Whilst public transport is not well served and there is a need to own or operate a private vehicle for most non residents the positives are considered to still slightly outweigh the negatives against this objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Westerham, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel</p>

<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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EMP1(y) Blue Chalet Industrial Park, West Kingsdown

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	<p>The site is located in West Kingsdown, which has a basic range of services and facilities.</p> <p>Preserving the site and promoting intensification</p>	No mitigation measures identified at this stage.

		in employment use would maintain accessibility to employment opportunities for local people of West Kingsdown, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Protecting employment is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants, however the relatively poor public transport service means that there is not sufficient benefit to warrant a positive assessment.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The site is located within the urban area of West Kingsdown with links to housing, basic local shops and services. The retention of the site allows employees the opportunity to live in close proximity to employment opportunities and reduce the need to travel.</p> <p>However public transport is not well served and as such there is a need to own or operate a private vehicle.</p> <p>In this instance the negative and positive aspects balance each other to create a neutral outcome.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the	No mitigation measures identified at this stage.

		proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	
11. To promote sustainable forms of development and sustainable use of natural resources	o	<p>The site is located within West Kingsdown with links to housing, and local shops and services.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>As public transport is not well served and there is a need to own or operate a private vehicle for most non residents the positives are considered to balance the negatives against this objective.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include</p>

	<p>mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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EMP1(z) West Kingsdown Industrial Estate, West Kingsdown

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	The site is located in West Kingsdown, which has a basic range of services and facilities.	No mitigation measures identified at this stage.

		Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people of West Kingsdown, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Protecting employment is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants, however the relatively poor public transport service means that there is not sufficient benefit to warrant a positive assessment.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The site is located within the urban area of West Kingsdown with links to housing, basic local shops and services. The retention of the site allows employees the opportunity to live in close proximity to employment opportunities and reduce the need to travel.</p> <p>However public transport is not well served and as such there is a need to own or operate a private vehicle.</p> <p>In this instance the negative and positive aspects balance each other to create a neutral outcome.</p>	No mitigation measures identified at this stage.

10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	<p>The site is located within West Kingsdown with links to housing, and local shops and services.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>As public transport is not well served and there is a need to own or operate a private vehicle for most non residents the positives are considered to balance the negatives against this objective.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p>

	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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Other Reasonable Options

This site was originally promoted for residential development. An appraisal was carried out on the option to retain the land in employment use or promote for residential development.

WEST KINGSDOWN INDUSTRIAL ESTATE, WEST KINGSDOWN	
<p>West Kingdown Industrial Estate is currently in employment use and has been promoted for residential development by the owners. Seven of the 12 light industrial units are currently occupied although the agent for the site states that 11 of the 12 units are now let.</p> <p>Option A therefore tests the option of allocating the site for protected employment use, whilst Option B tests a residential option.</p>	
Option A	Option B
Retention and protection of land in its current employment use.	Allocate the land for housing development as initially identified in the Allocation 'Options' consultation.
Option A Appraisal	
<p>Objective 12 seeks to encourage high and stable levels of employment and economic competitiveness. The retention of the site in employment use provides very positive impacts in relation to this objective by providing small scale local employment opportunities for local businesses.</p> <p>Objective 13 seeks to retain and develop skills. The existing units provide facilities for local businesses, in particularly for skilled trades, which would otherwise be lost if the employment site was redeveloped.</p>	
Option B Appraisal	
<p>The allocation of the site for housing development would have a very positive impact in relation to objective 1, which seeks to provide opportunities for all residents to live in a sustainable, decent and affordable home. The allocation would include new housing and would include an element of affordable housing.</p>	

The site is located within West Kingsdown and is a prudent use of natural resources as the land is previously developed so scores positively against objective 11.

There is a very negative assessments against objectives 12 and 13. The redevelopment for housing would result in the loss of access to employment and the physical loss of employment land that contributes to the local economy as well as the retention of skills (objective 13), through the loss of premises for skilled works and potentially apprenticeships.

The redevelopment for housing would also have a negative impact upon access to employment opportunities (objective 5)

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	0	0	0	0	0	0	0	++	++
Option B	++	0	0	0	-	0	0	0	0	0	+	--	--

Conclusion

Taking into consideration the above assessments, the option to retain the site in employment use scores most positively against the Sevenoaks LDF Sustainability Objectives.

In determining the most sustainable option the key 'trade off' is between the objective of providing sustainable and affordable housing and that of maintaining employment, economic development and the retention of skills. The SA Scoping Report Update (May 2011) shows a number of baseline indicators in relation to both issues. Whilst the development of housing would impact positively in relation to the housing objectives such as contributing to affordable housing, the retention in employment would score well against combating unemployment and reducing job centre allowance.

The potential loss of employment land is likely to have more significant impacts upon the baseline employment conditions, whilst the housing provision could likely be met without the inclusion of the site.

EMP1 (zz) Horton Kirby Trading Estate, South Darenth

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	The site is located in South Darenth, which has a basic range of services and facilities.	No mitigation measures identified at this stage.

		Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Protecting employment is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. The site is well served by and in close proximity to Farningham Road Railway Station with good links to Medway and London, which warrant a positive assessment.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The site is located within the urban area of South Darenth with links to housing, basic local shops and services. The retention of the site allows employees the opportunity to live in close proximity to employment opportunities and reduce the need to travel.</p> <p>Public transport is relatively well served through Farningham Road railway station, with reasonable links to both Medway and London</p> <p>In this instance the negative and positive aspects balance each other to create a neutral</p>	No mitigation measures identified at this stage.

		outcome.	
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	The site is located within South Darenth with links to housing, and local shops and services. The site is previously developed and continued use would constitute a prudent use of a natural resource. As public transport is reasonably well served and there is a not need to own or operate a private vehicle to work at the site.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The site has reasonable public transport links making it fairly accessible.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p>

	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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MDES1/EMP3 Fort Halstead, Halstead

Fort Halstead, as defined in Appendix 6, is allocated as a Major Employment Site in the Green Belt.

Redevelopment proposals will be expected to achieve a range of employment uses such as serviced offices, workshops or land based employment, and generate at least the number of jobs that the site accommodated immediately prior to the announced withdrawal of DSTL from the site.

Redevelopment of the site will maintain or reduce the amount of built development on the site and be fully contained within the Major Employment Site Boundary. It should have no greater impact on the openness of the Green Belt. The height of the buildings must take into account the need to conserve and enhance the natural beauty of the countryside in this location.

Redevelopment proposals, including those to widen the mix of uses on site, such as including an element of residential development and a hotel, would be expected to:

- Be sustainable in respect of the location, uses and quantum of development and be accompanied by a Travel Plan incorporating binding measures to reduce dependency of future occupants on car use;
- Provide accessibility to jobs, shops and services by public transport, cycling or walking, including proposals for onsite provision proportionate to the proposed development;
- Make a positive contribution to the achievement of aims and objectives of the Kent Downs AONB Management Plan and conserve and enhance the natural beauty and tranquillity of the Kent Downs Area of Outstanding Natural Beauty;
- Confirm, by way of a Transport Assessment, that the development would not have an unacceptable adverse impact on the local and strategic road networks;
- Protect and integrate the Scheduled Ancient Monument into the development with improved access and setting;
- Integrate existing dwellings located in close proximity to the boundary of the Major Employment Site into the new development;
- Incorporate principles of sustainable design and construction to minimise energy consumption in its construction and operation;

- Improve the provision and connectivity of green infrastructure, including the protection and enhancement of biodiversity and the provision of improvements to the Public Right of Way network.
- Provide for a comprehensive development and include a phasing plan, including phasing of infrastructure provision, showing how each phase of the development will contribute to the implementation of the policy.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of this Major Developed Site in the Green Belt in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in an employment generating use and as such is previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p> <p>Policy EMP3 seeks to improve public access to the GI network through improvements to the PROW network.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the	o	Retaining and protecting the site in its current	No mitigation measures identified at this stage.

gap between the most deprived areas and the rest		use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in Halstead, which has a basic range of services and facilities.</p> <p>Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.</p> <p>A redevelopment proposal would include the improvement of public access to the Green Infrastructure Network. Also, facilities and services must be accessible by public transport.</p>	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>An intensification of the site would likely have a negative impact due to the sites remote location.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements for commercial units and Code for Sustainable Homes level 3 for residential units, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p> <p>Any redevelopment would be required protect and enhance habitats and biodiversity</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, for commercial units and Code for Sustainable Homes level 3 for residential units which assesses developments impact upon ecology.

8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>There is a schedule ancient monument adjacent to the site. The retention of the site would have no impact in respect to making the countryside or historic environment more accessible.</p> <p>Any redevelopment would include the improvement of public access to the Green Infrastructure Network.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The site is located within the Green belt with poor links to housing, basic local shops and services. The retention of the site does not provide employees the opportunity to live in close proximity to employment opportunities or reduce the need to travel.</p> <p>Any redevelopment would require facilities and services to be accessible by public transport, cycling and walking. A travel plan must also be included.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	<p>The site is located within Halstead with no links to housing, local shops or services.</p> <p>The site is previously developed and continued use or redevelopment would constitute a prudent use of a natural resource.</p> <p>In this instance it is felt that the negatives and positives result in a neutral assessment.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p>	No mitigation measures identified at this stage.

		The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.
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Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle, however, any redevelopment of the site must be in accordance with sustainability criteria including inclusion of a Travel Plan, sustainable design and construction and enhancement of the local green infrastructure and biodiversity.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

MDES2 North Downs Business Park, Dunton Green

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of this Major Developed Site in the Green Belt in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in an employment generating use and as such is previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	The site is located in Dunton Green, which has a basic range of services and facilities.	No mitigation measures identified at this stage.

		Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>An intensification of the site would likely have a negative impact due to the sites remote location.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is a schedule ancient monument adjacent to the site. The retention of the site would have no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	The site is located within the Green Belt with poor links to housing, basic local shops and services. The retention of the site does not provide employees the opportunity to live in close proximity to employment opportunities or reduce the need to travel.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	The site is located on the outskirts of Dunton Green with no links to housing, local shops or services.	No mitigation measures identified at this stage.

		<p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>In this instance it is felt that the negatives and positives result in a neutral assessment.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>
13. To improve the development and retention of skills	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

MDES3 – Chaucer Business Park, Kemsing

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	o	<p>Core Strategy Policy SP8 sets out that the District’s employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of this Major Developed Site in the Green Belt in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	<p>The site is currently in an employment generating use and as such is previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	o	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District’s population nor impact upon inequalities in health.	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM ‘very good’ (‘Excellent’ from Oct 2013) construction requirements, which assesses development against a health and well being of occupant’s.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	<p>The site is located in Kemsing, which has a basic range of services and facilities.</p> <p>Preserving the site and promoting intensification</p>	No mitigation measures identified at this stage.

		in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>An intensification of the site would likely have a negative impact due to the sites remote location.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	There is a schedule ancient monument adjacent to the site. The retention of the site would have no impact in respect to making the countryside or historic environment more accessible.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	The site is located within the Green Belt with poor links to housing, basic local shops and services. The retention of the site does not provide employees the opportunity to live in close proximity to employment opportunities or reduce the need to travel.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	<p>The site is located on the outskirts of Kemsing with no links to housing, local shops or services.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.

		resource. In this instance it is felt that the negatives and positives result in a neutral assessment.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. No mitigation measures identified at this stage. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.
13. To improve the development and retention of skills	++	The site is an existing employment site. No mitigation measures identified at this stage. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.

Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP4 – Business Allocation at Broom Hill, Swanley

A comprehensively planned employment development at Broom Hill, Swanley, as defined in Appendix 4, will be supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. Proposals should include:

- Development of 4.1 ha of employment land;
- Improved public access to open space through on site provision and improvements in the quality and connectivity of open space on Green Belt land to the north

The proposed layout of development should take account of the noise and air quality constraints that exist on the site and should be sensitive to the existing topography, green infrastructure features of the site and its surroundings and the amenity of nearby properties.

Access to employment development on the site will be provided through the existing employment site to the south.

Enhancement of habitats on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EMP4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst part of the site is open fields, which can be accessed by the public these are private and do not benefit from any official public rights of way and could be secured to remove access. As such they are not considered to play an important role in improving the health and well-being of the population and reduce inequalities	No mitigation measures identified at this stage.

		in health.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EMP4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a relatively sustainable location on the outskirts of the main settlement of Swanley. There is easy access to shops and services approximately 1km north west of the site. There are also good public transport links in the vicinity	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy EMP4 allocates a green field site for employment development. This could have a negative impact on air quality. The sustainable location of the site is important in reducing the need to travel and therefore reducing vehicle pollutants. This consideration and the proposed improved open space are considered to balance out the negative impacts.	Core Strategy Policy SP2 requires BREEAM “Very Good” standard construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.
7. To conserve and enhance biodiversity and geodiversity	--	The site consists of open semi natural green space at present. These types of open space are usually of the highest ecological potential and as such there would be a very negative impact in respect of the potential loss of biodiversity.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Whilst the site is located within one of the Districts main settlement the site is adjacent to the settlement boundary, and as such there is scope for increasing links and access to the countryside. There is not considered to be a historic core element within Swanley.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	The site is located relatively close to Swanley Railway station and local bus stops. There are also good links to shops, services and community and recreational facilities that heavily reduces the need to travel.	No mitigation measures identified at this stage.
10. To create a high quality built environment	-	The site is currently Greenfield. Redevelopment would result in the loss of open space in favour of development, which is likely to result in a reduction in quality of the overall built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.

<p>11 To promote sustainable forms of development and sustainable use of natural resources</p>	<p>-</p>	<p>The site is located in relatively close proximity to Swanley Railway Station and local bus stops. There are also good links to shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel.</p> <p>The site is not previously developed and would not constitute a prudent use of a natural resource and thereby cancelling out the positive element to create a neutral.</p>	<p>No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The development of the site would result in new employment opportunities through the allocation of land for employment use.</p> <p>This would have a positive impact in relation to this objective and the enhancement of the District's economy.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The development of the site would result in new employment opportunities through the allocation of land for employment use.</p> <p>This would have a positive impact in relation to this objective and opportunities to retain and develop skills.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The allocation of Broom Hill Swanley for employment development would have very positive impacts in relation to the towns economy and opportunities for skills development.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the open countryside, shops, services and facilities.</p> <p>There would be negative aspects in relation to the loss of greenfield land, which has a subsequent negative impact in relation to flood mitigation and biodiversity potential. The site is currently open land and as such there may be a negative impact in relation to the overall quality of the built environment.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires BREEAM construction requirements, which seeks to mitigate and reduce the level of greenhouse gas emission.</p>

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3 Environmental Designations

Open Space

The following types of open space have been identified as types that should be protected under Policy GI2;

- Allotment & Community Gardens
- Amenity Green Space
- Cemeteries and Churchyards
- Green Corridor
- Natural & Semi Natural
- Outdoor Sports Facilities
- Parks and Gardens
- Young People and Children Space

Allotment & Community Gardens

This includes all forms of allotments, with a primary purpose to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This type of open space may also include urban farms.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	The protection of land as Allotments or Community Gardens would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Allotments are recognised as an important land use that provides opportunities for improving physical and mental health. As such the long term protection of land in allotment use would have very positive impacts on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	Allotments have a primary purpose to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	Allotments can provide a number of wider benefits to the community as well as the primary use of growing produce. The provision of allotments provides invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	+	Allotments provide natural habitats and contain rich sources of biodiversity.	The ADMP seeks to protect this land type and resist any form of development. As such no

			mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources	++	A primary purpose of allotments and community gardens are to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability. It also promotes a prudent use of natural resources.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Amenity Green Space

This type of open space is most commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing. The primary purpose is to provide opportunities for informal activities close to home or work or to enhance the appearance of residential or other areas.

Much of the focus on the protection of green space in Sevenoaks District has concentrated on large open space areas such as playing fields and the Metropolitan Green Belt.

However, amenity green space can often be valuable in the ‘greening’ of an area but can suffer from development pressures. This is particularly true in urban areas.

The pressure for increased housing in Sevenoaks District makes amenity green spaces particularly vulnerable to development so the protection of sites is particularly important for this typology.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	o	The protection of land as Amenity Green Space would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	+	Amenity Green Space is recognised as an important land use that provides opportunities for improving physical and mental health through recreational opportunities. As such the long term protection of land in Amenity Green Space use would have very positive impacts on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	o	Amenity Green Space has the primary purpose to provide opportunities for informal activities close to home or work or to enhance the appearance of residential or other areas as such there is not	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

		considered to be a significant.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	+	Amenity Green Space can provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	+	Amenity Green Spaces provide natural habitats and contain rich sources of biodiversity.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources	o	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Cemeteries and Churchyards

Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation.

A secondary purpose is the promotion of wildlife conservation and biodiversity.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	o	The protection of land as cemeteries and churchyards would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	o	Cemeteries and churchyards would not provide opportunities for improving physical and mental health through recreational opportunities and as such there is not considered to be a significant impact.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	o	Cemeteries and churchyards do not provide opportunities for informal activities that combat social exclusion and as such there is not considered to be a significant impact.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	o	Cemeteries and churchyards do not access to services or facilities and as such there is not considered to be a significant impact.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	Cemeteries and churchyards provide positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	++	Cemeteries and churchyards provide natural habitats and contain rich sources of biodiversity, which due to their relatively untouched nature are excellent sites for biodiversity conservation.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Cemeteries and churchyards provide important untouched backdrops to some of the District's most valuable historic assets in the form of listed churches and help preserve and enhance the buildings characters.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources	o	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Green Corridors

Green corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. Their primary purpose is to provide opportunities for walking, cycling and horse riding (for leisure purposes and travel) and opportunities for wildlife migration. Walking and horse riding are important recreational activities in the District and information on routes can be found on Kent County Council's Public Rights of Way map.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	o	Green Corridors have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Green Corridors are recognised as an important land use that provides opportunities for improving physical and mental health through recreational opportunities such as walking and cycling. As such the long term protection of land Green Corridors would have very positive impacts on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	o	Green Corridors have the primary purpose to provide opportunities for informal recreational activities as such there is not considered to be a significant impact in relation to reducing poverty and social exclusion.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	+	Green Corridors can provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

7. To conserve and enhance biodiversity and geodiversity	+	Green Corridors provide natural habitats and contain rich sources of biodiversity, albeit recreational activities can limit biodiversity opportunities in some areas.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Green Corridors provide excellent links with the countryside and historic environment and provides accessible routes for cyclists and pedestrians that result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Green Corridors provide excellent links and provides accessible routes for cyclists and pedestrians that reduce the need for vehicular use and can result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The protection Green Corridors would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources.	+	Green Corridors provide excellent links and provides accessible routes for cyclists and pedestrians that reduce the need for vehicular use whilst preserving the natural character of the area. This can result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The protection of Green Corridors would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The protection of Green Corridors would have a neutral impact upon this sustainability objective	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Natural and Semi-Natural Green Space

This type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. downlands, commons, and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and bio-diversity within the settlement boundaries.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	o	Natural and Semi-Natural Green Space has a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	+	Natural and Semi-Natural Green Spaces are recognised as a use that provides opportunities for improving physical and mental health through recreational opportunities such as walking. As such the long term protection of Natural and Semi-Natural Green Space would have a positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	o	Natural and Semi-Natural Green Space have the primary purpose to provide opportunities for biodiversity and wildlife conservation and as such there is not considered to be a significant impact in relation to reducing poverty and social exclusion.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	+	Natural and Semi-Natural Green Space can provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	++	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees. However the concentration of trees in areas of natural and semi natural green space provides a greater natural positive in	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

		combating air quality problems.	
7. To conserve and enhance biodiversity and geodiversity	++	Natural and Semi-Natural Green Space provide rich natural habitats for biodiversity and are the most suitable types of green space for attracting and maintaining biodiversity.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Natural and Semi Natural Green Space covers areas of Heritage Woodland and Ancient woodland, which in itself is an important Heritage Asset that should be preserved and enhanced and that should be protected for general public access. It also provides accessible routes for cyclists and pedestrians that result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources.	o	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
<p>The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.</p>	<p>The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.</p>

Outdoor Sports Facilities

The assessment of sports facilities covers both outdoor (as per the PPG17 typology) and indoor sports facilities.

Outdoor sports facilities is a wide-ranging category of open space and includes natural and artificial surfaces either publicly or privately owned, which are used for sport and recreation. Examples include playing pitches, athletics tracks, bowling greens and tennis courts. The primary purpose is participation in outdoor sports.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	o	Outdoor Sports Facilities have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Outdoor Sports Facilities are recognised as the type of open space use that provides the best opportunities for improving physical and mental health through formal sport provision. The protection of Outdoor Sports Facilities would have a very positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	Outdoor Sports Facilities are recognised as a type of open space use that provides the opportunities for reducing poverty and social exclusion by bring people of different origin and background together through sport. As such it is considered that this would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	Outdoor Sports Facilities provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for sport and social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources.	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council’s key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Parks and Gardens

This type of open space includes urban parks, formal gardens and country parks.

These provide opportunities for informal recreation and community events. This typology also has many wider benefits including a sense of place for the local community, ecological and education benefits, help with social inclusion and provide structural and landscaping benefits.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	Parks and Gardens have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	<p>Parks and Gardens are recognised as a type of open space use that provides excellent opportunities for improving physical and mental health through informal sport and general recreation.</p> <p>The protection of Parks and Gardens would have a very positive impact on improving health and well-being and reducing inequalities in health.</p>	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	<p>Parks and Gardens are recognised as a type of open space use that provides the opportunities for reducing poverty and social exclusion by bring people of different origin and background together through recreational opportunities. Parks provide opportunities for informal meetings and for organised social events such as fetes and village events.</p> <p>As such it is considered that this would have a positive impact in relation to this objective.</p>	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	Parks and Gardens provide a number of benefits to the community, including invaluable opportunities for people to enjoy informal sport	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

		and social and recreational events such as fetes and village events.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources.	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
<p>The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.</p>	<p>The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.</p>

Provision For Children And Young People

This type of open space includes areas such as equipped play areas, ball courts, skateboard areas and teenage shelters. They have the primary purpose of providing opportunities for play and social interaction involving both children and young people.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	o	The provision of open space for children and young people would have a neutral impact upon flooding as the majority of these facilities involve the laying of large areas of hardstanding or padded play area that are not permeable.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	The provision of open space for children and young people provides excellent opportunities for improving physical and mental health through informal play opportunities and general recreation. The protection would have a very positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	The provision of open space for children and young people is recognised as a type of open space use that provides the opportunities for reducing poverty and social exclusion by bring people of different origin and background together through recreational and play opportunities. As such it is considered that this would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	The provision of open space for children and young people provide a number of benefits to the community, including invaluable opportunities for children and parents to enjoy informal and structured play facilities.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	The provision of open space for children and young people provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11 To promote sustainable forms of development and sustainable use of natural resources.	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	o	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

4 Development Management Policies

This section appraised the following Development Management Policies, which by chapter heading are as follows; (Policies highlighted in bold have reasonable alternative appraisals)

Chapter 1 - Sustainable Communities and Development Principles

Policy SC1 – Presumption in Favour of Sustainable Development

Chapter 2 - Environment

Policy EN1 - Design Principles

Policy EN2 – Amenity Protection

Policy EN3 – Demolition in Conservation Areas

Policy EN4 – Heritage Assets

Policy EN5 - Outdoor Lighting

Policy EN6 – Noise Pollution

Chapter 3 - Housing and Residential Development

Policy H3 - Residential Subdivision

Policy H4 – Reuse and Protection of Existing Housing Stock

Chapter 4 - The Economy and Employment

Policy EMP5 – Non Allocated Employment Sites

Chapter 5 - Town and Local Centres

Policy LC1 – Sevenoaks Town Centre

Policy LC2 – Swanley Town Centre

Policy LC3 – Edenbridge Town Centre

Policy LC4 – Neighbourhood and Village Centres

Chapter 6 - Green Infrastructure and Open Spaces

Policy GI1 – Green Infrastructure and New Development

Policy GI2 – Loss of Open Space

Chapter 7 - The Green Belt

- Policy GB7 – Limited Extensions Dwellings in The Green Belt
- Policy GB8 – Basements within Residential Developments in the Green Belt
- Policy GB9 – Residential Outbuildings in the Green Belt
- Policy GB4 - Replacement Dwellings in The Green Belt
- Policy GB5 – Dwellings Permitted Under Very Special Circumstances or as Rural Exceptions.
- Policy GB6 – Siting of Caravans and Mobile Homes
- Policy GB7 – Re-Use of Non Residential Buildings within The Green Belt
- Policy GB8 – Limited Extensions to non residential buildings in the Green Belt.
- Policy GB9 – Replacement non residential buildings in the Green Belt.
- Policy GB70 – Green Belt Boundary

Chapter 8 - Leisure and Tourism

- Policy LT1 - Tourist Accommodation and Visitor Attractions
- Policy LT2 - Equestrian Development
- Policy LT2 – Brands Hatch

Chapter 9 - Community Facilities

- Policy CF1 - Re-Use of Redundant School Buildings**
- Policy CF2 - Loss of Neighbourhood Services And Facilities

Chapter 10 - Travel and Transport

- Policy T1 - Mitigating Travel Impact
- Policy T2 - Vehicle Parking
- Policy T3 – Provision of Electric Vehicle Charging Points

Chapter 1: Sustainable Communities and Development Principles

Policy SC 1 – Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the LDF will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Where appropriate to the proposed development, proposals should have regard to:

- a) the compatibility and suitability of the proposal to its location;
- b) the impact of the proposal on the surrounding environment, landscape, habitats and biodiversity, including the Green Belt and AONB;
- c) the contribution to creating balanced communities;
- d) the conservation and enhancement of the Districts cultural heritage;
- e) the contribution to and impact on the District's economy;
- f) the impact on existing infrastructure and contribution to new supporting infrastructure.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP.</p> <p>Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to providing sustainably constructed or affordable houses.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	A criterion b) of the policy seeks to address the impact of development on the surrounding environments and will include the consideration of flood risk and potential harm that may arise.	Consideration of explicit reference to the technical flood guidance that accompanies the NPPF.
3. To improve the health and well-being of the population and reduce inequalities in health	o	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to health and well-being.</p>	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	<p>Criteria c) of the policy states that where appropriate development proposals should have regard to the contribution to creating balanced communities.</p> <p>Whilst the reference is fairly generic the purpose is to help combat poverty and social exclusion and close the gap between the most deprived areas and the rest</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP.</p> <p>However the policy does not include specific criteria to improve accessibility to facilities and services.</p>	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas	+	A criterion b) of the policy seeks to address the	No mitigation measures identified at this stage

emissions) and ensure air quality continues to improve		<p>impact of development on the surrounding environments and will include the consideration of impact on pollution and air quality.</p> <p>The final paragraph of the policy states a requirement to comply with other Core Strategy and ADMP policies, which include the Council's approach to air quality.</p>	as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
7. To conserve and enhance biodiversity and geodiversity	+	<p>A criterion b) of the policy seeks to address the impact of development on the surrounding environments and will include the consideration of impact on biodiversity.</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>Criteria d) of the policy states that where appropriate development proposals should have regard to the conservation and enhancement of the District's cultural heritage..</p> <p>Whilst the reference is fairly generic the purpose is to help protect, enhance and make accessible for enjoyment, the countryside and the historic environment.</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to measures to reduce the need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to design.</p>	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	++	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. The policy is explicit as to the issues that the Council will consider in determining how sustainable a</p>	No mitigation measures identified at this stage.

		proposal is.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Criteria e) of the policy states that where appropriate development proposals should have regard to the contribution and impact upon the District's economy. Whilst the reference is fairly generic the purpose is to encourage high and stable levels of employment and sustain economic competitiveness.	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
13. To improve the development and retention of skills	o	The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to skills development or retention.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy is a high level sustainable development policy that reflects the objectives of sustainable Development as set out in the National Planning Policy Framework. Ultimately the majority of the criteria contained within the policy are expanded upon in more detail within either the Core Strategy or alternative policies within the ADMP.	No mitigation measures identified for this policy.

Chapter 2: Environment

Policy EN1 – Design Principles

Proposals which would create high quality design and meet the following criteria will be permitted:

- a) The form of the proposed development would respond to the scale, height, materials and site coverage of the area;
- b) The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;
- c) The proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
- d) The proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
- e) The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and GI should be designed in a way that avoids or mitigates any potential harm;
- f) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, would be permeable and provide connectivity with neighbouring areas;
- g) New development would be inclusive and make satisfactory provision for the safe and easy access of those with disabilities; and
- h) The design of new developments would result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour.

Where appropriate, new developments should include infrastructure that complements modern communication and technology needs and restricts the need for future retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling and provision of a power supply that would support green technology initiatives such as in home electric car charging points.

Subject to the above considerations development should make efficient use of the land on which it is proposed.

Where appropriate proposals should include details and strategies for the effective management and maintenance of sites following their completion.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>The purpose of policy EN1 is to set out the key design criteria that will apply to all development proposals. It includes a number of specific criteria to promote good design and a high quality development.</p> <p>The specific design criteria will help deliver, among other developments, high quality and well designed housing and will therefore have very positive impacts in relation to providing sustainably constructed and affordable houses.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	<p>Policy EN1 seeks to promote key design principles, but does not include any reference to flooding, which is predominantly an issue covered in technical guidance to the National Planning Policy Framework.</p> <p>Criteria b) states that natural features such as ponds should be incorporated into the layout of the proposed development. Criteria e) states that green infrastructure features including sustainable drainage systems should be incorporated into the design. Criteria f) also requires all footways, car and cycle parking areas to be permeable. These will help to reduce and manage the risk of surface water flooding.</p>	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>The policy has criteria to retain and enhance green infrastructure features which will help to improve the health and well being of the</p>	No mitigation measures identified at this stage.

		population. It also states that new development should be inclusive and make provision for the safe and easy access of those with disabilities.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	o	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>The policy does not contain specific criteria to help combat poverty and social exclusion and close the gap between the most deprived areas and as such this policy obtains a neutral score when assessed against this sustainability objective.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>However the policy does not include specific criteria to improve accessibility to facilities and services.</p>	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>The policy does not include specific criteria to improve air quality and as such scores a neutral score against this objective.</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
7. To conserve and enhance biodiversity and geodiversity	++	<p>Within policy EN1 there is a specific criterion that seeks to ensure that opportunities for increasing biodiversity are encouraged within new development.</p> <p>This criterion compliments the detailed proposals and promotes biodiversity protection as a key planning principle, therefore, this policy should have a significant positive impact upon the conservation and enhancement of biodiversity within the District.</p>	No mitigation measures identified at this stage.

<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>o</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>There is a fairly generic reference to preserving distinctive local character and a criterion that seeks to protect buildings and spaces that have positive impacts upon an area. However these are generic and do not relate explicitly to protecting historic environment or the countryside.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>The purpose of policy EN1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP.</p> <p>Criteria f) of the policy states that footways and streets would provide connectivity with neighbouring areas, therefore making development more accessible and reducing the need to travel convoluted distances.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	<p>++</p>	<p>The overriding purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>This policy will therefore have a very positive impact upon this sustainability objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>11 To promote sustainable forms of development and sustainable use of natural resources</p>	<p>o</p>	<p>The promotion of sustainable development objectives is set out within policy SC1. Policy EN1 does not seek to repeat the content from the previous policy and as such does not include a specific criterion that seeks to promote sustainable development.</p>	<p>No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>o</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment. There are no explicit references to economic factor within this policy.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>o</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the</p>	<p>No mitigation measures identified at this stage.</p>

		District, which will seek to create a high quality built environment. There are no explicit references to skills retention within this policy.
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Summary & Cumulative Impacts	Mitigation Measures
The purpose of the policy is to provide key design guidance to drive high quality development. The policy scores very well against the objective of creating high quality housing and built environment.	

Policy EN2 – Amenity Protection

Proposals will be permitted where they safeguard the amenities of occupants and occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and that the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. The policy does not contribute directly to the delivery of affordable housing but applies to development as a whole.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
3. To improve the health and well-being of the population and reduce inequalities in health	++	Policy EN2 explicitly promotes the protection of amenity for the benefits of health and well being to ensure that residents aren't detrimentally affected by development proposals. The policy provides a sufficient mechanism to refuse development if it harms the living conditions of residents with the sole intention of promoting well being.	No mitigation measures required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a	No mitigation measures identified at this stage.

		<p>high quality place to live.</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	<p>Policy EN2 includes criteria to protect neighbouring amenities from unacceptable impacts of development and includes adverse impact that maybe caused by air pollution.</p> <p>Whilst this is based on protecting amenity rather than pollution control it is in line with this strategic objection.</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
7. To conserve and enhance biodiversity and geodiversity	o	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live.</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	<p>Policy EN2 protects the amenities of residents and occupiers within the District. The high quality environment is considered to be a combination of both the visual built form and the</p>	No mitigation measures identified at this stage.

		wider environment. As such the policy is considered to play an important role integral to maintaining a high quality built environment.	
11. To promote sustainable forms of development and sustainable use of natural resources	o	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live.</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live.</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live.</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy seeks to protect the living conditions of future occupiers of developments and those that surround them. This policy will therefore have positive impacts upon people's health and well being, as well as being paramount in ensuring high quality environments within the District.</p>	<p>No mitigation measures identified at this stage.</p>

EN3 – Demolitions in Conservation Areas

Proposals involving the demolition of non-listed buildings in Conservation Areas will be assessed against the contribution to the architectural or historic interest of the area made by that building.

Buildings that make a positive contribution to the character and appearance of the Conservation Area should be conserved. Where a building makes no significant contribution to the area, consent for demolition will be given subject to submission and approval of a detailed plan for redevelopment or after use of the site.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
7. To conserve and enhance biodiversity and geodiversity	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy EN3 contains the detailed criterion that seeks to preserve and enhance the District's heritage assets by ensuring demolitions in conservation areas are acceptable and that suitable plans exist to replace a demolished building.	No mitigation measures identified at this stage
9. To reduce the need to travel, encourage alternatives to	o	Policy EN3 does not contain any criteria that	No mitigation measures identified at this stage

the car, and make the best use of existing transport infrastructure		contributes or conflicts with this strategic sustainability objective.	
10. To create a high quality built environment	++	Policy EN3 contains the detailed criterion that seeks to preserve and enhance the District's heritage assets by ensuring demolitions in conservation areas are acceptable and that suitable plans exist to replace a demolished building. This supports the wider objective of creating a high quality built environment regardless of whether it is a designated heritage asset.	No mitigation measures identified at this stage
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
13. To improve the development and retention of skills	o	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy is very specific to demolition proposals in Conservation areas and as such will have positive impacts in relation to maintaining the historic character and quality of the built environment.</p> <p>There will be no negative impacts in relation to any of the sustainability appraisal objectives.</p>	<p>No mitigation measures identified at this stage.</p>

EN4 – Heritage Assets

Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Applications will be assessed with reference to the following:

- a) the historic and/or architectural significance of the asset;
- b) the prominence of its location and setting; and
- c) the historic and/or architectural significance of any elements to be lost or replaced.

Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be included to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	Consideration of the need to build sustainable construction methods into development on heritage assets when resulting in a new dwelling.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
7. To conserve and enhance biodiversity and geodiversity	+	Policy EN4 contains the detailed criteria that seek to preserve and enhance the District's heritage assets which include important veteran and ancient trees.	In the case of protected trees/woodland consideration could be given to the impact on the role that it plays in terms of enhancing biodiversity and wildlife opportunities.

8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy EN4 contains the detailed criteria that seeks to preserve and enhance the District's heritage assets and sits alongside the guidance set out in the NPPF.	No mitigation measures identified at this stage
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
10. To create a high quality built environment	++	Policy EN4 contains the detailed criteria that seeks to preserve and enhance the District's heritage assets, which supports the wider objective of creating a high quality built environment regardless of whether it is a designated historic asset.	No mitigation measures identified at this stage
11. To promote sustainable forms of development and sustainable use of natural resources	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
13. To improve the development and retention of skills	o	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy seeks to protect all forms of heritage asset to the benefit of the District's natural and historic environment.</p> <p>The classification of ancient trees and woodland as a heritage asset also would see this policy have a positive impact in relation to the preservation and enhancement of biodiversity.</p>	<p>Consideration of the need to build sustainable construction methods into development on heritage assets when resulting in a new dwelling.</p> <p>With heritage assets such as ancient woodland and veteran trees consideration could be given to the impact on the role that it plays in terms of enhancing biodiversity and wildlife opportunities.</p>

Policy EN5 – Outdoor Lighting

Proposals for lighting that affect the outdoor environment which meet the following criteria will be permitted:

- a) the proposal would be integrated within a wider related development scheme;
- b) any impact on the night sky would be minimised through the alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity
- c) there would be no harmful impact on privacy or amenity for nearby residential properties;
- d) the proposal would preserve or enhance the character or appearance of any Heritage Asset which may be affected;
- e) any potential impacts on wildlife would be avoided or adequately mitigated where avoidance is not possible; and
- f) where proposals affect Areas of Outstanding Natural Beauty or open countryside, it can be demonstrated that the lighting is essential for safety or security reasons.

Where these criteria are met, proposals incorporating the use of low energy lighting will be encouraged.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	+	Policy EN5 has specific criteria that seeks to ensure the impact on wildlife is taken into consideration when considering lighting proposals.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy EN5 sets out those proposals for lighting that affect the outdoor environment in Areas of Outstanding Natural Beauty or open countryside will not be permitted unless strict criteria are satisfied and the lighting is essential for safety or security reasons and where the proposal preserves or enhances the character or appearance of any Historic Asset which may be affected.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	Policy EN5 sets out that proposals for outdoor lighting should be addressed against strict criteria to ensure they adhere to ensuring the maintenance of a high quality built environment, which is the objective of the policy.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy EN5 now includes specific criteria to seek low energy illumination and other controls relevant to sustainable development. These changes were implemented following the 'options' interim Sustainability Appraisal that was carried out.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy seeks to appropriately control outdoor lighting and is fairly limited in its	No mitigation measures identified.

scope. The control of outdoor lighting will have positive impacts in relation to improving the built environment, preventing pollution and protecting biodiversity.	
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Policy EN6 – Noise Pollution

Proposals which would meet the following criteria will be permitted:

a) development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment of surrounding occupiers or occupiers of any future units within the scheme; and

b) development would not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated.

Where proposals for high noise generating development would affect Areas of Outstanding Natural Beauty or open countryside or sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these areas.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy EN6 seeks to protect neighbouring amenity and ensure that noise impact does not have a harmful impact upon their health, well being and enjoyment of their dwelling.	No mitigation measures identified at this stage
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
7. To conserve and enhance biodiversity and geodiversity	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
8. To protect, enhance and make accessible for	+	Policy EN6 contributes to this objective in that it	No mitigation measures identified at this stage

enjoyment, the countryside and the historic environment		states that Proposals for high noise generating development in the AONB will not be permitted if it undermines the tranquillity of these important landscape areas.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
10. To create a high quality built environment	+	Policy EN6 relates to this strategic objective and sets out that Planning permission will be granted for new development where the developer can demonstrate that the proposal does not have an unacceptable impact on the acoustic environment of surrounding occupiers or result in a development with unacceptable noise levels that cannot be adequately mitigated. This requirement help ensure the delivery of a high quality built environment.	No mitigation measures identified at this stage
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
13. To improve the development and retention of skills	o	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy is specific in nature and affords residents and neighbours of new development protection against unacceptable noise conditions. This subsequently has a positive impact in relation to improving the quality of the built environment and maintaining healthy living conditions through development.</p>	<p>No mitigation measures identified at this stage</p>

Chapter 3: Housing and Mixed Use Development

H3 – Residential Subdivision

Within the built confines of existing settlements proposals for the subdivision of residential properties into smaller units which would meet the following criteria will be permitted:

- a) the building would be structurally suitability for subdivision;
- b) the proposal, including any extensions, hard standing, enclosure or other ancillary element would reflect the form, integrity and character of the building and its surroundings; and
- c) Suitable parking and access arrangements could be achieved.

Within the Green Belt the conversion of a residential property into smaller units will be permitted where the above criteria are met and where the proposal (including any ancillary works such as car parking provision) would not have a materially greater impact on the openness of the Green Belt.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Policy H3 is a key policy for this strategic objective. It allows potential redevelopment to be driven by market need and sets the provision for ensuring that everyone has the opportunity to live in a decent home and in conjunction with the Core Strategy will help provide invaluable affordable housing through either onsite provision in large schemes or financial contributions in smaller scale schemes.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy H3 can indirectly assist this objective in that the policy allows the facilitation of smaller residential units in appropriate locations allowing	No mitigation measures identified at this stage.

		greater opportunity for more balanced communities.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy H3 allows the conversion of existing large dwellings in the Green Belt into flats, whilst ensuring developments would not have unwanted impacts upon the countryside and Green Belt. Such conversions will allow large Green Belt buildings to provide smaller units and increase opportunities to live and access countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy H3 promotes the subdivision of large plots in suitable locations, which will judge by their individual merits in terms of sustainability. Within existing settlements the policy has potential to reduce car use and make better use of public transport, yet in the Green Belt it may encourage more people to live in remote locations and be reliant on private vehicle. As this is considered to be a neutral assessment	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy H3 promotes the subdivision of large plots in suitable locations subject to the protection of amenity and area character.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy H3 promotes the subdivision of large plots in suitable locations, which will be judged by their individual merits in terms of sustainability. However, in the Green Belt it may encourage more people to live in remote locations and be reliant on private vehicle. Overall as the policy has potential to see PDL maximised and existing housing development intensified. It is considered to remain positive.	No mitigation measures identified at this stage.

12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy would have a number of positive impacts, predominantly as a result of the role that the policy will play in creating new small residential units. There are also other positive impacts in respect of the promotion of smaller units and their role in promoting sustainable development and the prudent use of natural resources.</p>	<p>No mitigation measures identified at this stage.</p>

H4 – Re-use and Protection of Existing Housing Stock

The Council will support proposals that bring empty properties back into residential use or provide opportunities for tenants to downsize.

The loss of housing stock through change of use or redevelopment will not be permitted unless it is demonstrated that:

- a) the dwelling no longer provides accommodation of a satisfactory standard and is incapable of being improved at reasonable expense;
- b) the locality and character of the surroundings are no longer appropriate for residential purposes; or
- c) the dwelling is located within a Primary or Secondary Retail Frontage, a Neighbourhood or Village Centre Area or land allocated for business uses within Policy EMP1, as defined in Appendices 7, 8 and 4.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Policy H4 is a key policy for ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home, and allows the flexibility to change existing dwellings in order to better meet market needs.</p> <p>In conjunction with the Core Strategy the requirement should also help deliver affordable housing as a result of subdivision of plots into apartments where net increases in units are the result.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy H4 does not specifically include reference to poverty and social exclusion, the ability for residents to occupy properties that meet their individual life needs is a critical to ensuring well being and social cohesion. This policy should help ensure the flexibility to downsize properties where appropriate as well as ensuring the protection of existing housing stock to ensure	No mitigation measures identified at this stage.

		that market and affordable housing can help meet local need.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy H4 sets out criteria that seeks to only allow the downsize or loss of residential dwellings where the locality and character of the surroundings are no longer appropriate for residential purposes in an attempt to maintain a high quality built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy H4 promotes the reuse of existing housing stock, making best use of previously developed land and ensuring that dwelling sizes meet the identified housing needs of the District's population. This ensures the maximisation of existing wasted stock.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
Policy H4 relates specifically to the protection of existing housing stock and therefore does not have a significant impact on many of the sustainability objectives.	No mitigation measures identified at this stage.

<p>The positive assessments are in relation to protecting housing and ensuring people have high quality places to live, promoting sustainable development by protection existing stock for future occupation and protecting the quality of the built environment.</p>	
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Chapter 4: Employment

EMP5 – Non Allocated Employment Sites

When considering proposals for the creation or loss of employment on unallocated sites, the Council will assess the impact of the proposals on the environment, local economy and the local community.

For new proposals the Council will also consider the impact on the transport network and ensure there is no harm to surrounding uses, including nature conservation areas.

Proposals for mixed use redevelopment on existing unallocated business sites will be permitted providing the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies.

The Council will permit the loss of non allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment for a period of at least 6 months and that there is no longer a demand for business use at the site/premises.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy EMP5 seeks to encourage the provision of employment generating development including services and facilities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	+	Policy EMP5 contains a criterion that seeks to	No mitigation measures identified at this stage.

		protect nature conservation.	
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy EMP5 seeks to ensure all new employment development should have a positive impact on the environment, local economy and local community in accordance with the objectives of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy EMP5 sets out criteria to protect existing employment and encourage new employment provision to the benefit of the District's economy.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy EMP5 sets out criteria to protect existing employment and encourage new employment provision, which can have the knock-on affect of providing facility to develop and retain skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The protection of non allocated employment sites in employment use will have a positive impact in relation to maintaining accessibility to local employment opportunities and skills retention. The policy is also consistent with the objectives of sustainable development and reducing the need to travel to find such employment opportunities.</p> <p>The most significant positive in relation to the policy is the impact upon the District's economy and economic competitiveness by protecting small scale and start up units.</p>	<p>No mitigation measures identified at this stage.</p>

Other Reasonable Alternatives

NON ALLOCATED EMPLOYMENT SITES	
Core Strategy Policy SP8 protects the District's identified core employment stock.	
Option A appraises a policy that protects non allocated employment sites by insisting that they should be re-used in employment use in the first instance. However the policy would apply a more relaxed approach to the process of marketing that applicant would need to go through to demonstrate that the site is no longer required in employment use compared to that of SP8 of the Core Strategy.	
Option B is to not provide any protection to non allocated employment sites and allow them to be redeveloped for residential and other uses.	
Option A	Option B
Protect non allocated employment site in business use where viable.	No protection, which in a Sevenoaks context is likely to result in sites being redeveloped primarily residential use.
Option A Appraisal	
The very positive assessment of retaining non allocated employment is in relation to objective 12, which seeks to encourage employment and economic stability.	
There would also be beneficial impacts in relation to objectives 5 (protecting access to employment and services), 9 (reducing the need to travel), 11 (Promoting sustainable forms of development) and 13 (providing opportunities to develop skills).	
Protecting non allocated employment sites would have a negative impact on providing new housing (objective 1) as it acts as a potential constraint to developing PDL sites.	
Option B Appraisal	
Option B would have very positive impacts in relation to objective 1 (providing housing).	
It would also have positive impacts in relation to objectives 10, which seeks to create a high quality built environment and 11, to promote sustainable forms of development and prudent use of natural resources.	
There would be very negative impacts in relation to objective 12 which seeks to encourage high and stable levels of employment.	
Other negative impacts include the impact on accessibility to employment (objective 5), the increased need to travel (objective 9) and opportunities to develop or retain skills (objective 13).	

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	o	o	o	+	o	+	o	+	o	+	++	+
Option B	++	o	o	o	-	o	o	o	-	+	+	--	-

Chapter 5: Town and Local Centres

LC1 – Sevenoaks Town Centre

- a) Within Sevenoaks Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b), c) and d):
 - outside the Primary Retail Frontages and the area defined in Policy EMP1(g) for B1 Business Use, and
 - on the upper floors of units within Sevenoaks Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Sevenoaks Primary Retail Frontage, at least 70% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours.
- c) Within the Sevenoaks Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable. In such circumstances, non-residential town centre uses at ground floor level would be permitted.

Within the areas defined in Policy EMP1 Business Uses will be retained or permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC1 sets out that residential uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy LC1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC1 states that community facility uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground	No mitigation measures identified at this stage.

		floor use. Such community facilities could include facilities that would impact upon the health and wellbeing of the Town's population.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy LC1 states that community facility uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy LC1 encourages essential services and facilities to the town centre providing good economic and employment opportunities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LC1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LC1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy LC1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy LC1 focuses development on the Town Centre where good shopping and employment provision apply and where there is good accessibility.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LC1 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy LC1 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment and encouraging the use of PDL and limiting the need to travel in line with sustainable development objectives.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LC1 focuses development on the Town Centre encouraging a vibrant and vital town centre and encouraging high levels of employment and economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy LC1 does not contain any criteria that	No mitigation measures identified at this stage.

	contributes or conflicts with this strategic sustainability objective.
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Summary & Cumulative Impacts	Mitigation Measures
<p>This policy is specific to Sevenoaks Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>

Other reasonable alternatives

The option of not having a policy which protects retail uses within town centres was also appraised. The appraisal can be found at the end of the neighbourhood centre policy LC4.

LC2 – Swanley Town Centre

- a) Within Swanley Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b), c) and d):
- outside the Primary Retail Frontages, and
 - on the upper floors of units within Swanley Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Swanley Primary Retail Frontage, at least 80% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.
- c) Within the Swanley Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable units in these uses. In such circumstances, non-residential town centre uses at ground floor level would be permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC2 sets out that residential uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC2 states that community facility uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include important community facilities that would impact upon the health and wellbeing of the	No mitigation measures identified at this stage.

		Town's population.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy LC2 states that community facility uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy LC2 encourages essential services and facilities to the town centre providing good economic and employment opportunities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy LC2 focuses development on the Town Centre where good shopping and employment provision apply and where there is good accessibility thereby limiting the need to travel by car.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LC2 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy LC2 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment and encouraging the use of PDL and limiting the need to travel in line with sustainable development objectives.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LC2 focuses development on the Town Centre encouraging a vibrant and vital town centre and encouraging high levels of employment and economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy LC2 does not contain any criteria that contributes or conflicts with this strategic	No mitigation measures identified at this stage.

sustainability objective.

Summary & Cumulative Impacts	Mitigation Measures
<p>This policy is specific to Swanley Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>

Other reasonable alternatives

The option of not having a policy which protects retail uses within town centres was also appraised. The appraisal can be found at the end of the neighbourhood centre policy LC4.

LC3 – Edenbridge Town Centre

- a) Within Edenbridge Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b) and c)
- outside the Primary Retail Frontage, and
 - on the upper floors of units within Edenbridge Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Edenbridge Primary Retail Frontage, at least 45% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.
- c) In the Northern and Southern Areas of Edenbridge town centre, the balance between shops, services and community facilities and residential uses should be maintained, except, where evidence is provided by the applicant to show that these non-residential uses are no longer financially viable. In such circumstances, residential redevelopment will be acceptable. Proposals that would result in changes between town centre uses in these areas will be permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC3 sets out that residential uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC3 states that community facility uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that would impact upon the health and wellbeing of the Town's population.	No mitigation measures identified at this stage.

4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy LC3 states that community facility uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy LC3 encourages essential services and facilities to the town centre providing good economic and employment opportunities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy LC3 focuses development on the Town Centre where good shopping and employment provision apply and where there is good accessibility.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LC3 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy LC3 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment and encouraging the use of PDL and limiting the need to travel.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LC3 focuses development on the Town Centre encouraging a vibrant and vital town centre and encouraging high levels of employment and economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>This policy is specific to Edenbridge Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>

Other reasonable alternatives

The option of not having a policy which protects retail uses within town centres was also appraised. The appraisal can be found at the end of the neighbourhood centre policy LC4.

LC4 – Neighbourhood and Village Centres

Within neighbourhood and village centres, as defined in Appendix 8, a range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4 and A5) will be maintained.

Changes of use between shopping and service uses within neighbourhood and village centres will be permitted where this would not lead to the loss of A1 units serving the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the plan period. Proposals resulting in a net loss of shopping or service uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site, including through Community Right to Buy.

Appropriately located additional retail or service units in neighbourhood and village centres will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Residential, business or community uses of the upper floors of units within village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC4 sets out that residential uses of the upper floors of units within neighbourhood and village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC4 states that existing community facilities at ground and new upper floors of units within neighbourhood and village centres will be encouraged where there will be no adverse impact on the functioning of the wider service on offer. Such community facilities could include facilities that would impact upon the health and wellbeing of the Town's population.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy LC4 states that existing community facility at ground and new community uses at upper floors of units within neighbourhood and village centres will be encouraged where there will be	No mitigation measures identified at this stage.

		no adverse impact on the functioning of the wider service. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy LC4 encourages essential services and facilities to the neighbourhood and village centres providing good economic and employment opportunities that would otherwise only be available in surrounding towns.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy LC4 encourages small scale shopping and employment provision appropriate to its location and thus reducing the need to travel for basic everyday needs.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LC4 focuses small scale development on the neighbourhood centres, encouraging vibrant and vital centres to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy LC4 encourages small scale shopping and employment provision appropriate to its location and thus reducing the need to travel for basic everyday needs.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LC4 focuses small scale development opportunities on the neighbourhood and village centres encouraging vibrant and vital centres and encouraging employment and economic opportunities for the local community.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
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<p>This policy is specific to designated neighbourhood and village centres and takes into consideration the unique characteristics and planning issues of these types of settlement. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>
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Other Reasonable Alternatives for Town and Neighbourhood Centre policies

TOWN CENTRE STRATEGY	
<p>The town centre chapter of the Allocations and Development Management DPD will set out the approach that is taken to ensuring viable and well performing centers.</p>	
<p>There are two potential options are either to seek to try and create a balance of retail uses underpinned by a core element of A1 (shop) units, or to allow a market driven approach of allowing an unrestricted balance of units provided they are established town centre uses.</p>	
<p>Option A assesses the impacts of a balanced approach to be underpinned by a minimum level of A1 shop units.</p>	
<p>Option B appraises a market driven approach that allows any proportion of uses provided they are defined town centre uses.</p>	
Option A	Option B
<p>Protect an appropriate balance of A1 units within town and local centres.</p>	<p>Do not protect an appropriate balance of A1 units and instead allow appropriate town centre uses to be driven by market demand.</p>
Option A Appraisal	
<p>The Option A approach to keeping a shop led town centre approach is intended to maintain balanced town centres that do not result in an over provision of a particular use. It is therefore considered that Option A would have very positive impact in relation to objective 5 which seeks to improve accessibility to services, facilities, recreational opportunities and employment and to option 12, which seeks to encourage employment and economic stability</p>	
<p>Other positive assessments are in respect to reducing the need to travel (objective 9) as a result of a good mix of uses and the opportunity to develop and retain skilled workers (Objective 13).</p>	
Option B Appraisal	

Allowing a market driven approach to the provision of town centre units would have positive impacts in relation to improving accessibility to services (objective 5), high levels of employment (objective 12) and the retention of skills (13).

Within a Sevenoaks District context it is difficult to predict whether the market driven approach would result in a proliferation of certain uses. A proliferation of predominantly A1 uses would have a more desirable impact than a proliferation of restaurants, take-aways or uses such as betting shops. As it is impossible to predict the most likely impact of a market driven policy, it is not considered that the market driven approach would have an adverse impact in relation to any of the sustainability objectives.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	++	0	0	0	+	0	0	++	+
Option B	0	0	0	0	+	0	0	0	0	0	0	+	+

Conclusion

Taking into consideration the above assessments, the option to promote a balance of A1 (shop) units within the main town centres scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives. Both options seek to ensure the maximum amount of floor space in town centre uses, which is a specific baseline indicator related to objective 5 as defined in the Scoping Report Update (May 2011)

GI 1 – Green Infrastructure and New Development

Proposals will be permitted where opportunities for provision of additional Green Infrastructure have been fully considered and would be provided where justified by the character of the area or the need for open space.

Any open spaces provided as part of new development should, wherever practical and appropriate, be located where they can provide a safe link for the population and connectivity for biodiversity with the existing features of the Green Infrastructure Network.

Additional green infrastructure and habitat restoration and/or re-creation, should be provided in accordance with the appropriate guidance contained in the Kent Design Guide and the Countryside Assessment SPD and should take account of the guidance within the AONB Management Plans and associated guidance where appropriate.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	Policy GI 1 seeks to protect Green Infrastructure Assets that provide important drainage and flood reduction areas.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy GI 1 seeks to ensure high quality living conditions be ensuring new development protects important Green Infrastructure features which play an import role in maintaining health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy GI 1 contains an approach that seeks to protect open space that form, amongst other things, important recreational opportunities	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	++	Policy GI 1 seeks to protect important Green Infrastructure features and to preserve and enhance biodiversity and geodiversity in development.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy GI 1 seeks to protect important Green Infrastructure features, which include areas of open countryside and important landscapes and	No mitigation measures identified at this stage.

		to preserve and enhance these features. Connections to existing green infrastructure including the countryside are also encouraged.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GI1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	Policy GI 1 contributes the sustainability objective as Green Infrastructure, such as landscaping, has a positive impact on the wider built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy GI 1 contributes the sustainability objective as Green Infrastructure has a positive impact on the wider built environment and provides important links to areas of countryside. These protected links include alternative methods of travel such as public rights of way.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The provision of a Green Infrastructure Network across the District will have a number of positive impacts in relation to the objectives that seek to reduce flood risk, improve health and well being, provide recreation opportunities, improve access to the countryside, conserve biodiversity and to create a high quality built environment by setting them within a wider Green landscape.</p> <p>The policy will therefore have significant positive impacts.</p>	<p>No mitigation measures identified at this stage.</p>

GI 2 – Open Space

Change of use or redevelopment of Green Infrastructure, Open Space, Sport or Recreation sites within the urban confines of towns and villages, as defined in Appendix 9, and redundant school playing fields will not be permitted unless the applicant demonstrates that:

- the open space is surplus to requirements; and that there is no need for an appropriate alternative community, sports or recreational use, or
- the loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and accessibility, or
- the development is for alternative sports/recreational use.

Supporting development will be permitted where it is appropriate and ancillary to the use of the site as a community playing field or sports pitch.

There should be no significant adverse impact on the character of the local environment and any potential loss of biodiversity interests should be mitigated.

Proposals for built development on redundant school playing fields in the Green Belt, other than for essential facilities for outside sport and recreation will be refused.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	++	Policy GI 2 seeks to protect open spaces that provide important drainage and flood reduction areas.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	++	Policy GI 2 seeks to ensure high quality living conditions be ensuring new development protects important open spaces including those used for outdoor sports and recreational activities these play an important role in maintaining health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the	o	Policy GI 2 does not contain any criteria that	No mitigation measures identified at this stage.

gap between the most deprived areas and the rest		contributes or conflicts with this strategic sustainability objective.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy GI 2 contains an approach that seeks to protect open space that serve the local community and include important recreational opportunities	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	++	Policy GI 2 seeks to protect open spaces, which plays an important role in preserving and enhancing biodiversity and geodiversity potential.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GI 2 contributes the sustainability objective as Green Infrastructure and open spaces have a positive impact on the wider built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy GI 2 contributes to the sustainability objective as open space has a positive impact on the wider built environment. These spaces include safe links for alternative methods of travel.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The protection of open space across the District will have a number of positive impacts in relation to the objectives that seek to reduce flood risk, improve health and well being, provide recreation opportunities, conserve biodiversity and to create	No mitigation measures identified at this stage.

a high quality built environment.

The policy will therefore have significant positive impacts.

Chapter 7: The Green Belt

GB1 – Limited Extensions to dwellings in the Green Belt

Proposals to extend an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature; and
- b) the design is in keeping with the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the ‘original’ dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

If the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

- c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

Planning applications that include the conversion of loft space through the addition only of roof lights will be permitted and will not be subject to the floorspace allowance in criterion c), provided there is no increase in volume or bulk as result of the proposal. Proposals for loft conversions that include the addition of dormer windows or other alterations that create volume or bulk will be subject to criterion c).

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB1 seeks to ensure residents can extend or alter their homes, in a manner consistent with wider Green Belt policy. This policy helps in ensuring everybody has a decent home.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

		sustainability objective.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB1 sets out the criteria by which a residential dwelling can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect the existing countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GB1 sets out the criteria by which a residential dwelling can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. Whilst this predominantly relates to countryside protection the policy is consistent with the objective in that it seeks to ensure high quality development within the built environment in rural areas including settlements washed over by Green Belt.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy GB1 sets out the criteria by which a residential dwelling can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through extensions would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment	o	Policy GB1 does not contain any criteria that	No mitigation measures identified at this stage.

and sustain economic competitiveness		contributes or conflicts with this strategic sustainability objective.
13. To improve the development and retention of skills	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective. No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB1 relates specifically to the extension of dwellings in the Green Belt and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>

GB2 – Basements within Residential Developments in the Green Belt

Proposals to extend or replace a dwelling in the Green Belt that includes the provision of a basement which would meet the following criteria will be permitted and will not be subject to the floorspace allowance as set out in Policies GB1 and GB4:

- a) The basement would not exceed the footprint of the original dwelling (based on the footprint of the original building as at 1st July 1948 or, when it was first constructed, if this is later;
- b)The basement would be situated entirely underground with no part of it visible at any point externally;
- c)There would be no external windows, entrances or exits to the basement;
- d)The extension or replacement dwelling would not be artificially raised above natural ground level to accommodate the extension; and
- e)The elements of the proposal situated above ground would comply with Policy GB1 (extension) or GB4 (replacement dwellings) in all other respects;

For basement proposals that do not comply with the above, the floorspace of the basement shall be included within the calculation for the purpose of Policy GB1 or GB4.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB2 seeks to ensure residents can extend or alter their homes through the inclusion of a basement, in a manner consistent with wider Green Belt policy. This policy helps in ensuring everybody has a decent home.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services,	o	Policy GB2 does not contain any criteria that	No mitigation measures identified at this stage.

facilities, recreational opportunities and employment		contributes or conflicts with this strategic sustainability objective.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB2 sets out the criteria by which a residential dwelling can be extended within the Green belt with a basement level without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect the existing countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy GB2 sets out the criteria by which a residential dwelling can be extended within the Green belt with a basement level without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through extensions would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills.	o	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
Policy GB2 relates specifically to the extension of dwellings in the Green Belt through	No mitigation measures identified at this stage.

the provision of a basement and therefore does not have a significant impact on many of the sustainability objectives.

The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.

GB3 – Residential Outbuildings in the Green Belt

Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling.

Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB3 seeks to ensure residents can extend or alter their homes or provide additional outbuildings, in a manner consistent with wider Green Belt policy. This policy helps in ensuring everybody has a decent home.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB3 sets out the criteria by which a residential outbuilding can be permitted within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect	No mitigation measures identified at this stage.

		the existing countryside.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	o	Policy GB3 sets out the criteria by which a residential outbuilding can be permitted within the Green Belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through outbuildings would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB3 relates specifically to residential outbuildings within in the Green Belt therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>

GB4 – Replacement Dwellings in the Green Belt

Proposals to replace an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature;
- b) the design and volume proposed does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion;
- c) the proposal adheres to the “original” dwelling curtilage; and
- d) the applicant provides clear evidence that the total floorspace of the replacement dwelling, together with any retained extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

Construction of permanent dwellings as replacements for mobile homes or caravans will not be permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Policy GB4 sets out the provision and approach that allows residents to replace an existing dwelling in a manner consistent with wider Green Belt policy. The policy allows an increase of up to 50% above the floorspace of the original dwelling to the occupants to alter the home to meet future needs. This policy helps in ensuring everybody has a decent home and is fully compliant with this objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic	No mitigation measures identified at this stage.

		sustainability objective.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB4 sets out the criteria by which a residential dwelling can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect the existing countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GB4 sets out the criteria by which a residential dwelling can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. Whilst this predominantly relates to countryside protection, the policy is consistent with this objective in that it seeks to ensure high quality development within the built environment in rural areas including settlements washed over by Green Belt.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB4 sets out the criteria by which a residential dwelling can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through a replacement dwelling would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GB4 does not contain any criteria that	No mitigation measures identified at this stage.

		contributes or conflicts with this strategic sustainability objective.
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Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB4 relates specifically to the replacement of dwellings in the Green Belt and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment through replacement of an existing dwelling.</p>	<p>No mitigation measures identified at this stage.</p>

GB5 – Dwellings Permitted Under Very Special Circumstances or as Rural Exceptions

Where new dwellings are permitted in the Green Belt on grounds of very special circumstances or as part of a rural exception scheme, the Council will remove permitted development rights for extensions and outbuildings to prevent future additions that cumulatively impact upon the openness of the Green Belt.

Applications to extend dwellings or erect or extend outbuildings to dwellings that have or are permitted on grounds of very special circumstances or as part of a rural exception scheme will not be permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy GB5 seeks to restrict extensions and alterations to rural exception housing and houses permitted under 'very special circumstances' would have a negative impact in relation to allowing people to adapt to future development needs. In contrast it will ensure small scale affordable units are kept that way in perpetuity. Overall this therefore considered to be a neutral impact.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for	+	Policy GB5 restricts extension to some dwellings	No mitigation measures identified at this stage.

enjoyment, the countryside and the historic environment		within the Green Belt. Thereby, protecting the countryside from urban sprawl and overdevelopment.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Maintaining a mix of small affordable housing units would play an important role in maintaining a mix of housing types and contributes to a high quality built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB5 relates specifically to restricting the expansion of dwellings permitted under very special circumstances or as rural exceptions and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment and the openness of the countryside.</p>	No mitigation measures identified at this stage.

GB6 – Siting of Caravans and Mobile Homes

Proposals for the temporary or permanent location of a mobile home or caravan in the Green Belt which would meet the following criteria will be permitted:

- a) it is for residential accommodation, associated with an agricultural or forestry activity with a proven need; and
- b) the siting is acceptable in terms of location, access, environmental and local amenity considerations.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GB6 seeks to control the development of mobile homes and caravans to accommodation for agriculture and forestry only, where such accommodation type is necessary for these operations.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

10. To create a high quality built environment	+	Policy GB6 seeks to restrict the development of mobile homes and caravans due to the poor quality impact that such development has on the quality of the built and natural environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	o	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB6 supports agriculture and forestry industry, which assists in encouraging high and stable levels of employment and sustain economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GB6 seeks to restrict the development of mobile homes and caravans due to the poor quality impact that such development has on the quality of the built and natural environment.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB6 relates specifically to how the Council will consider proposals for the stationing of caravans and mobile homes and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment.</p>	No mitigation measures identified at this stage.

GB 7 – Re-use of Buildings within the Green Belt

Proposals for the re-use of a building in the Green Belt, which would meet the following criteria will be permitted:

- a) the proposed new use, along with any associated use of land surrounding the building, will not have a materially greater impact than the present use on the openness of the Green Belt or harm the existing character of the area; and
- b) the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.

Where a proposal seeks the re-use of an agricultural building constructed within the last 10 years, it will be necessary for the applicant to demonstrate that there is no longer an agricultural need for the building, or that the building is no longer fit for its agricultural purpose.

Where it is accepted that there is no future agricultural need for the building, the Council will resist future proposals for new agricultural buildings, unless it is apparent that they are of a different type and nature than that previously identified as being surplus to requirements.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB7 supports this key objective and sets out that the re-use of buildings in the green belt are acceptable in principle subject to a number of specific caveats. The policy may result in a yield of additional housing, albeit the re-use will mean that they are not as sustainably constructed as a new build. The fact the buildings are in the Green Belt will also mean that they are unlikely to be sustainably located.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy GB7 seeks to promote the reuse of buildings In the Green Belt for employment or	No mitigation measures identified at this stage.

		commercial purposes subject to the building being suitable for conversion. The policy therefore encourages employment and has a positive effect upon this sustainability objective.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy GB7 seeks to promote the reuse of buildings In the Green Belt. The policy contains strong criteria to control developments that would have unwanted impacts upon the countryside and Green Belt. The draft policy also provides a facility for the conversion of buildings that play an important role in the historic rural environment	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Policy GB7 allows the re-use of buildings in the Green Belt, which are often located in remote locations divorced from existing settlements that require private vehicle for access.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GB7 also provides a facility for the conversion of buildings that play an important role in the historic rural environment, which complies with the key sustainability objective. However this predominantly relates to the rural environment rather than the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	-	Policy GB7 could have potential to conflict with the delivery of sustainable forms of development due to the potential for such conversions to take place in areas detached from existing settlements and requiring the need to travel. Such negative impacts however are may be offset by the positive impacts of bring a redundant building back into use.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB7 promotes the re-use of rural buildings for employment and as such this is likely to have a positive impact upon the District's economy and allows opportunities for employment	No mitigation measures identified at this stage.

		premises in rural locations that otherwise do not exist. The restrictive nature of Green Belt and abilities to expand, means that this is not a very positive assessment.	
13. To improve the development and retention of skills	+	Policy GB7 promotes the reuse of rural buildings for employment and as such this is likely to have a positive impact upon the District's economy. Such provision of employment or commercial development is likely to have a positive impact upon opportunities to develop and retain skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy permits the re-use of structurally sound rural buildings, which will have benefits in terms of providing residential and employment generating opportunities. There are also positive impacts in relation to providing opportunities for improved access to the countryside and for rural recreation.</p> <p>However, the negative impact of the policy is in relation to the sustainability impacts of allowing the reuse of rural buildings as these are often remotely located and require the use of private vehicle to gain access to services and facilities.</p>	<p>No mitigation measures identified at this stage.</p>

GB8 - LIMITED EXTENSIONS TO NON RESIDENTIAL BUILDINGS IN THE GREEN BELT

Proposals to extend an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:

a) the existing building is lawful and permanent in nature; and

b) the design and volume of the proposed extension, taking into consideration the cumulative impact of any previous extensions, would be proportional and subservient to the 'original' building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB8 sets out the criteria by which a non residential building can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect	No mitigation measures identified at this stage.

		the character of the existing countryside and the ability for users to enjoy it.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB8 sets out the criteria by which a non residential building can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through extensions would conflict with the key overall aims of sustainable development and in contrast the ability to extend a building may enhance sustainability options by making a building more adaptable and able to meet future needs.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB8 gives the ability to extend a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employments sites more adaptable to meet future needs.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy GB8 gives the ability to extend a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employments sites more adaptable to meet future needs and help retain or develop skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy would have positive impacts in relation to providing accessibility to the open countryside. There would also be positives as the policy allows flexibility to extend rural businesses that wish to expand, which would have appositive impact upon the rural economy and ability to develop skills.</p>	<p>No mitigation measures identified at this stage.</p>

<p>There are also positives in relation to being able to maximise previously developed sites in rural areas.</p>	
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<p>There are no significant negatives that have been identified.</p>	
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GB9 - REPLACEMENT OF A NON RESIDENTIAL BUILDING IN THE GREEN BELT

Proposals to replace an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:

- a) the existing building is lawful and permanent in nature;
- b) the design and volume of the proposed replacement building would not be not materially larger than the 'original' building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and
- c) the replacement building would be within the same use as the building to be demolished.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB9 sets out the criteria by which a non residential building can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of	No mitigation measures identified at this stage.

		a policy of this nature actively seeks to protect the character of the existing countryside and the ability for users to enjoy it.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB9 sets out the criteria by which a non residential building can be replaced within the Green Belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through replacement buildings would conflict with the key overall aims of sustainable development and in contrast the ability to replace a building may enhance sustainability options by making a site more adaptable and able to meet future needs.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB9 gives the ability to replace a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employments sites more adaptable to meet future needs.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy GB9 gives the ability to replace a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employments sites more adaptable to meet future needs and help retain or develop skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy would have positive impacts in relation to providing accessibility to the open countryside. There would also be positives as the policy allows flexibility to replace rural business premises should companies wish to expand, which would	No mitigation measures identified at this stage.

have apposite impact upon the rural economy and ability to develop skills.

There are also positives in relation to being able to maximise previously developed sites in rural areas.

There are no significant negatives that have been identified.

Policy GB10: The Green Belt Boundary

The Green Belt boundary will be maintained with the exception of small scale adjustments.

- a) Land at Billings Hill Shaw, Hartley, as defined in Map 3, is designated as Green Belt land
- b) Land at Warren Court, Halstead, as defined in Map 4, is removed from the Green Belt
- c) Land at College Road/Crawfords, Hextable, as defined in Map 5, is removed from the Green Belt

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Policy GB10 sets out the small scale adjustments to the green belt boundary to be made by the plan. Two areas of land is to be removed and another added. The removal of land from the green belt has the potential to have a negative impact on the countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy GB10 does not contain any criteria that	No mitigation measures identified at this stage.

		contributes or conflicts with this strategic sustainability objective.	
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB10 adjusts the green belt boundary around a derelict employment site which was allocated in the previous Local Plan. This will allow the site to be sustainably redeveloped.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy would have positive impacts in relation to making sustainable use of resources and a negative impact in protecting the countryside.	No mitigation measures identified at this stage.

Chapter 8: Leisure and Tourism

LT1 –Tourist Accommodation and Visitor Attractions

The benefits to the local economy will be recognised in considering proposals for tourist accommodation or facilities.

Existing tourist accommodation and visitor attractions will be protected from conversion to non-tourism use unless it is demonstrated that the use is no longer viable or inappropriately sited.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy LT1 supports the opportunity for recreational opportunities for people visiting the District.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy LT1 sets out criteria for tourists visiting the District, many of whom are attracted by the historic content of the District as well as the wider countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

infrastructure		sustainability objective.	
10. To create a high quality built environment	+	Policy LT1 sets out the approach to tourist accommodation and provides reference to design criteria contained in policies SC1, EN1 and EN2 which seek to protect the quality of the built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy LT1 sets out the approach to tourist accommodation and provides reference to design criteria contained in policies SC1, EN1 and EN2 which seek to ensure sustainable forms of development and promotes tourist accommodation within existing settlement confines.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LT1 sets out criteria for tourist accommodation. Tourism plays a major and important role in the vitality of the District's economy and therefore the provision of tourist accommodation is essential for the District.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy seeks to encourage hotel and tourism development within the District. This policy approach would have a positive impact in relation to improving accessibility for visitors to local services, facilities, recreational opportunities and access to the historic environment.</p> <p>There would also be positive impacts in relation to promoting sustainable development and enhancing the District's economy.</p>	No mitigation measures identified at this stage.

Policy LT2 – Equestrian Development

Proposals for equestrian buildings, facilities and activities which would meet the following criteria will be permitted:

- a) buildings would be appropriate in scale to their setting and would be closely related to existing farm buildings or other groups of buildings that are well screened from public view;
- b) for proposals that involve new facilities for the keeping of horses, sufficient grazing land and off road riding areas would be available and would not harm the amenities of surrounding residents;
- c) the proposal would not have an unacceptable impact on the water environment and sewage disposal, and
- d) the development would not result in harm to the character of the landscape or the ecological value of the area in which it is situated.

Proposals for equestrian development in the Green Belt will be permitted where the scale of the development is appropriate to a Green Belt setting, and where the cumulative impact of other buildings, does not harm the openness of the Green Belt.

Where stables or associated equestrian buildings are proposed they should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future.

The conversion of rural buildings to equestrian centres or stables would be acceptable.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development, which is plays a role in maintaining healthy lifestyles and well being. However significant restrictions apply by virtue of the restrictive nature of the Green Belt.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the	o	Policy LT2 does not contain any criteria that	No mitigation measures identified at this stage.

gap between the most deprived areas and the rest		contributes or conflicts with this strategic sustainability objective.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development, which is an important recreational activity within the District. However significant restrictions apply by virtue of the restrictive nature of the Green Belt.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development within the District and ensures the openness of land and assists in the maintenance of wildlife and biodiversity.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development within the District and ensures the openness of land and continued protection of the countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LT2 contains an active criterion that seeks to ensure a high quality built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy seeks to control equestrian development within the District.	No mitigation measures identified at this stage.

This policy approach would have a positive impact in relation to improving health and well being, improving access to recreational opportunities and conserving biodiversity and geodiversity.

There would also be positive impacts in relation to improving the quality of the built environment and providing opportunities to access the countryside.

LT3 – Brands Hatch

The Council is supportive of the role Brands Hatch plays in the District’s economy and in attracting visitors to the District. The Council will permit proposals for outdoor sport, recreation and leisure activities in connection with, or ancillary to, the existing motor sport use at Brands Hatch as defined on the Proposals Map.

The following criteria will apply to all proposals:

- a) the proposed development would not result in increased noise levels experienced by nearby residential properties;
- b) the character of the area, including trees and woodland would be retained and reinforced;
- c) the proposed development would be appropriate in scale and character to the existing uses or buildings;
- d) vehicular movements would be substantially confined to the existing access on the A20.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a world class motor sports venue and important recreational and tourist facility.	No mitigation measures identified at this stage.

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a motor sports venue and as such is subject to issues such as noise and air quality pollution. Future criteria could increase the criteria for considering and mitigating the impacts on air quality.	Future development proposals to consider need for a travel plan or subsequent updates to existing plans in order to reduce the impact of pollution caused by visitor transportation.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a motor sports venue in the Green Belt. The circuit is relatively remotely located and does not benefit from good public transportation links, therefore visitors are heavily reliant on private motor vehicle. The policy could do more to promote travel plans in future development to help mitigate against potential harm.	Future development proposals to consider need for a travel plan or subsequent updates to existing plans in order to reduce the impact of pollution caused by visitor transportation.
10. To create a high quality built environment	o	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	-	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a motor sports venue in the Green Belt. The circuit is relatively remotely located and does not benefit from good public transportation links, therefore visitors are heavily reliant on private motor vehicle, which is contrary to the objectives of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment	+	Policy LT3 sets out the criteria for development	No mitigation measures identified at this stage.

and sustain economic competitiveness		at Brands Hatch race circuit, which is a motor sports venue in the Green Belt. It attracts a significant amount of tourists into the District with major benefits to the District's economy, however there is limited physical opportunity to expand because of the Green belt constraint.	
13. To improve the development and retention of skills	o	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy seeks to control future developments at Brands Hatch race circuit, which is an internationally renowned motorsport facility. The policy will have benefits in relation to the impact upon the District's economy and providing opportunities for access to recreational activities.</p> <p>However by the nature of the location of the circuit and the motor sport activities there will be some negative impacts in relation to air pollution caused by both visitors and participants. The circuit is also fairly remotely located and not well served by public transport therefore there is a need to travel to access the venue.</p>	<p>Future development proposals to consider need for a travel plan or subsequent updates to existing plans in order to reduce the impact of pollution caused by visitor transportation.</p>

Policy CF1 Re-Use of Redundant School Buildings

Where school buildings become vacant or redundant and there is no requirement for an alternative educational use, priority should be given to reusing the buildings or site to address local need for community facilities.

Proposals for change of use or redevelopment for alternative non community uses will only be considered if it is demonstrated by the applicant that there is no identified community need that can be facilitated through the site, or that community facilities that meet the identified need are incorporated into a wider mixed use scheme. Alternative uses that may be acceptable in this instance, subject being located close to services, include residential care homes or sheltered housing.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to the objective of delivering sustainably constructed or affordable homes.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to flood risk mitigation.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	<p>Policy CF1 indirectly relates to the strategic objective in that it encourages the reuse of redundant school sites for community facilities in the first instance.</p> <p>Community facilities such as village halls, community centre, and doctor's surgeries can all contribute to the improved health and well being of the population.</p>	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	++	<p>Policy CF1 encourages the reuse of redundant school sites for community facilities.</p> <p>Community facilities such as village halls and community centres can all contribute to social inclusion and outreach to disadvantaged members of the community who could benefit from such a facility.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services,	++	Policy CF1 directly relates to the strategic	No mitigation measures identified at this stage.

facilities, recreational opportunities and employment		objective in that it promotes the reuse of redundant school sites for community facilities in the first instant that can provide recreational opportunities otherwise unavailable. However this benefit only truly applies where a school is genuinely redundant.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to reducing air pollution.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to conserving or enhancing biodiversity..	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to improving access to the countryside or historic environment.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy CF1 indirectly relates to the strategic objective in that it encourages the reuse of redundant school sites for community facilities in the first instance. Provision of community facilities such as village halls, community centre, and doctor's surgeries can all contribute to a reduced need to travel.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to creating a high quality built environment.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy CF1 indirectly relates to the strategic objective in that it encourages new community facilities otherwise often unavailable resulting in the need to travel. The policy will help facilitate the delivery of new services in the interest of sustainability.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any significant impact or	No mitigation measures identified at this stage.

		relevance in relation to employment generation.	
13. To improve the development and retention of skills	+	<p>Policy CF1 indirectly relates to the strategic objective in that it encourages the reuse of redundant school sites for community facilities in the first instance.</p> <p>Provision of community facilities such as village halls and community centres that can provide facilities for skills development and retention, including potential reuse as adult education centres.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy will have very positive impacts on the grounds that it seeks to promote the re-use of suitable redundant school buildings into community based facilities. These facilities can create excellent opportunities for promoting health, well being, social inclusion, employment and opportunities to develop skills.</p>	<p>No mitigation measures identified at this stage.</p>

Other Reasonable Alternatives

This is a new policy and is not currently adopted in the Sevenoaks Core Strategy or Saved Local Plan Policies. The option to not have a policy was also appraised. Due to the high house prices in Sevenoaks unallocated buildings not in the Green Belt are usually developed for residential development therefore the presumption is that without a specific designation the land will be developed for housing.

RE-USE OF REDUNDANT SCHOOL BUILDINGS

There are a number of primary and secondary schools within the Sevenoaks District, some of which may become vacant during the plan period. Without a specific policy with regards to the re-use of redundant school buildings, the sites will usually be most valuable for housing development whether it be within established confines, or part of a Green Belt footprint replacement as has occurred at both Eden Valley and Halstead Place School in recent years

Without intervention providers of community uses are unable to compete with the land values that residential development can offer.

Option A tests a policy that seeks to retain or replace redundant school buildings with a community use such as a village hall, library or youth club unless it is identified that there is no such need for that type of use.

Option B is the 'do nothing' scenario that allows the market to drive development accepting that the majority of sites will result in housing developments.

Option A	Option B
Prioritise the reuse of redundant school buildings in community use in first instance.	No specific policy- let the market drive the type of redevelopment.
Option A Appraisal	
<p>The re-use of redundant school buildings in community use would have very positive scores when considered against objectives 4 (seeking to reduce poverty and social exclusion through the provision of community facilities), and 5 (creating recreational opportunities).</p> <p>Other positive scores include objective 3 (improving health and well being through increase opportunity for social interaction), 9 (reducing the need to travel by having community facilities more accessible), 11 (promoting sustainable development and the reuse of a PDL site) and 13 (developing skills often provided and learnt through community facilities).</p> <p>The negative assessment of prioritising redundant school buildings for community use is that there is a lost opportunity for new housing on a PDL site.</p>	
Option B Appraisal	
<p>The very positive aspects of option B is related to the provision of new housing. There are also positives against objective 10 (to create a high quality built environment – assuming that most redundant schools are usual of poor build and design quality) and 11 (to promote sustainable development and make efficient use of natural resources).</p> <p>Objectives 5 (improving accessibility to services and facilities) will result in a very negative rating as the ‘do nothing’ scenario assumes that community and service uses would not be able to compete with the land values demanded by housing redevelopment.</p> <p>There would also be negatives in relation to objectives 3 (health and wellbeing) and 4(reducing poverty and social exclusion) as a result of the mixed opportunity to provide new facilities.</p>	

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	+	++	++	0	0	0	+	0	+	0	+
Option B	++	0	-	-	--	0	0	0	0	+	+	0	0

Conclusion

Taking into consideration the above assessments, the option to protect redundant school buildings in a community use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues to be balanced are the opportunities to promote housing development on brownfield and sustainable sites, compared with the option of utilising opportunities to promote essential facilities that meet community needs and combat poverty and social exclusion, particularly as opportunities to provide community facilities don't arise regularly in an area covered by constraints such as Green Belt and high residential housing values.

Policy CF2 – Loss of Neighbourhood Services and Facilities

The loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge urban areas will be resisted where they are serving a local need. Exceptions will be made where equivalent replacement facilities equally accessible to the population served are provided, or where it is demonstrated, through evidence submitted to the Council, that the continued operation of the service or facility is no longer financially viable.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective as this policy does not relate to housing development.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective as this policy does not relate to measures for flood mitigation.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas where they are serving a local need. Neighbourhood services and facilities such as community halls, doctor's surgeries and other such facilities play important roles in ensuring health and well being amount a towns residents.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	++	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas where they are serving a local need. Neighbourhood services and facilities such as community halls play important roles in promoting essential facilities for tackling poverty and combating social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge	No mitigation measures identified at this stage.

		Urban areas where they are serving a local need. This directly contributes to this strategic sustainability objective in that the policy seeks to provide new recreational opportunities, which will improve access opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas, without which many residents would need to travel to find alternative facilities.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas, without which many residents would need to travel to find alternative facilities contrary to the key objectives of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas. This has many social and economic benefits by protecting important businesses or services that benefit the District's economy.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The maintenance of local shops and services will have positive impact on retaining important employment and community facilities as well as reducing the need to travel and promoting sustainable development.	No mitigation measures identified.

Chapter 10: Travel and Transport

T1- Mitigating Travel Impact

New developments will be required to mitigate any adverse travel impacts, including their impact on congestion and safety, environmental impact, such as noise, pollution and impact on amenity and health. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure or other appropriate mitigation measures, through direct improvements and/or developer contributions.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy T1 seeks to ensure any potential harm on health and well being through development is mitigated to an appropriate standard.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	Policy T1 sets out that travel impacts such as potential air pollution and noise should be adequately mitigated against in order for development to be considered acceptable.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	Policy T1 sets out that any travel harm will need to be mitigated in order for development to be considered acceptable. Such measures are put in place to help encourage alternative transport measures and reduce the reliance on cars.	No mitigation measures identified at this stage.

10. To create a high quality built environment	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy T1 contributes to this strategic sustainability objective in that it seeks to mitigate environmental impacts of development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy T1 is a specific Transport related policy that seeks to mitigate travel impacts of development to the benefit of air pollution and health and well being.</p> <p>The policy also includes measures to promote a reduction in vehicle movements, which has a positive impact upon objective 9.</p>	<p>No mitigation measures identified at this stage</p>

T2 – Vehicle Parking

Vehicle parking provision, including cycle parking, in new residential developments should be made in accordance with the current KCC vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide (or any subsequent replacement).

Vehicle parking provision, including cycle parking, in new non residential developments should be made in accordance with advice by Kent County Council as Local Highway Authority or until such time as non-residential standards are adopted.

Notwithstanding the Council may depart from established maxima or minima standards in order to:

- a) take account of specific local circumstances that may require a higher or lower level of parking provision, including as a result of the development site’s accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems;
- b) ensure the successful restoration, refurbishment and re-use of listed buildings or buildings affecting the character of a conservation area;
- c) allow the appropriate re-use of the upper floors of buildings in town centres or above shop units;
- d) account for the existing parking provision (whether provided on or off-site) already attributed to the building’s existing use when a redevelopment or change of use is proposed and for the use of existing public car parks outside of normal working/trading hours by restaurants and leisure uses.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

		sustainability objective.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy T2 will enhance the built environment by ensuring controlled parking within the District.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	+	Policy T2 will enhance the built environment by ensuring controlled parking within the District and reflects the principle of sustainable development by allowing reduced provision in accessible locations well served by public transport.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy T2 is a specific Transport related policy and relates specifically to how the Council will consider parking in development proposals. Therefore it does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment and promoting sustainable development.</p>	<p>No mitigation measures identified at this stage.</p>

T3 – Provision of Electrical Vehicle Charging Points

For all major non-residential development proposals the applicant should set out within their Transport Assessment a scheme for the inclusion of electric vehicle charging infrastructure.

In considering whether a publicly accessible charging point is appropriate the Council will have regard to:

1. The accessibility of the location;
2. The suitability of the site as a long stay destination during charging;
3. The number of existing and proposed publicly accessible charging points in the surrounding area;
4. The potential impact of providing electric vehicle charging points on development viability.

Within new residential developments all new houses with a garage or vehicular accesses should include an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles.

Schemes for new apartments and houses with separate parking areas should include a scheme for at least one communal charging point.

In non-residential developments where it is not appropriate to provide electric vehicle charging points, new development should be designed to include the electrical infrastructure in order to minimise the cost and disturbance of retrofitting at a later date.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy T3 seeks the provision of electric vehicle charging points in suitable development. The provision of a network of vehicle charging points will encourage a shift to electric vehicles that have a lesser impact upon air pollution and the health and well being of the population.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	++	Policy T3 seeks the provision of electric vehicle charging points in suitable development. The provision of a network of vehicle charging points throughout the District will encourage a shift to electric vehicles that have a lesser impact upon air pollution through vehicle emissions.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11 To promote sustainable forms of development and sustainable use of natural resources	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy T3 is a specific Transport related policy and relates specifically to the provision of electric vehicle charging points in suitable development proposals. Therefore it does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to improving health and well being by measures to reduce air pollution and improve air quality.</p>	<p>No mitigation measures identified at this stage.</p>

5. Assessment of Site Allocations and Development Management Policies not within the Allocations and Development Management Plan Draft for Submission

During the development of the Allocations and Development Management Plan sites and policies were considered for inclusion and subject to public consultation which are not allocated or included within the Draft for Submission. These sites and policies were appraised when they were published for public consultation and the results of these appraisals are presented below.

Site Allocations

Sites within the Strategic Housing Land Availability Assessment:

The Council's Strategic Housing Land Availability Assessment was carried out in 2008. This considered all sites promoted as potential housing sites. The following constraints were used to prioritise sites for consideration in the LDF (more detail is set out from para 6.19 to 6.37 of the SHLAA 2008):

- Multiple Ownership;
- Employment use or allocation, where there is no known intention to release the site for an alternative use;
- Green Belt;
- Areas of Outstanding Natural Beauty;
- Access;
- Flood Risk;
- Tree Preservation Orders;
- Established Use;

- Safeguarded Sites.

Sites were prioritised by using a matrix of how the different constraints applied to them (table 6.5 of the SHLAA), with different combinations of constraints prioritised differently.

- Sites with no constraints were classified as 'first priority allocations'.
- Sites with one of the following constraints were classified as 'second priority allocations':
 - access;
 - moderate flood risk;
 - multi-ownership;
 - employment land.
- Sites that were identified as being constrained by flood risk and another constraint were classified as third priority sites.
- Sites in a rural location within the AONB or within the Green Belt were automatically classified as fourth priority sites.
- Other sites in the AONB were classified as third priority sites.

The SHLAA Update 2009 re-assessed the development potential of non-Green Belt locations, following the initial assessment carried out in 2008.

Sites previously subject to public consultation and Sustainability Appraisal

The Site Allocations Options 2010 appraised sites subject to public consultation at that time. Sites were appraised against the following objectives:

<i>Strategic Objective 1 - To focus the majority of new housing, employment and retail development in the towns of Sevenoaks and Swanley and, to a lesser extent, in Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.</i>	
-	The allocation proposes built development and is located within open countryside outside the confines of any settlement
-	The allocation is located within the existing built up area settlement of a small village with limited local facilities.
?	N/A
0	The allocation proposes no new building works.
+	The allocation proposes built development and is located within the existing built up settlements of Edenbridge or is smaller scale development within one of the larger villages.
++	The allocation proposes built development and is located within the existing built up settlements of Sevenoaks or Swanley

<i>Strategic Objective 2 - To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.</i>	
-	The allocation proposes new development on greenfield land in open countryside.
-	The allocation proposes new development on greenfield land but within built confines of a settlement
?	N/A
0	The allocation proposes no building works or seeks to protect or retain an existing use.
+	N/A
++	The allocation is within built confines of a settlement on Previously Developed Land

Strategic Objective 3 - <i>To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly the Kent Downs and High Weald Areas of Outstanding Natural Beauty.</i>	
–	The allocation proposes new built development within the Green Belt
-	The allocation retains/protects development within the Green Belt; Or The allocation proposes new development within an AONB
?	N/A
0	The allocation proposes the retention/protection of existing development
+	N/A
++	The allocation proposes new development with an area that is neither Green Belt or within an AONB

Category	Sites links to Mainline Railway Station
–	N/A
-	Site is over 1 km to mainline railway station
?	Distance Unknown
0	N/A
+	Site is between 500m and 1Km of a mainline railway station
++	Site is within 500 of a mainline railway station

Category	Impacts of Development on Ecology and Biodiversity
–	It is a Site of Special Scientific Interest (SSSI)
-	It is a Local Wildlife Site (LWS)
?	Unknown relationships

0	It is within 100m of a LWS or 250m of a SSSI.
+	N/A
++	It contains no nature conservation designations or potential for nature.

Category	Impacts on Listed Buildings
–	The site contains a Listed Building
-	The site is adjacent to a Listed Building
?	Building Status unknown
0	N/A
+	N/A
++	The site is not, nor adjacent to a Listed Building

Category	Impacts on Conservation Areas
–	Site is within a Conservation Area
-	Site is adjacent to a Conservation Area
?	Status Unknown
0	N/A
+	N/A
++	Site is not within or adjacent to a Conservation Area

Category	Impacts on Archaeology
–	Site contains a nationally important archaeological site (Scheduled Ancient Monument) or has high archaeological potential
-	Site provides the setting for a nationally important archaeological site (Scheduled Ancient Monument) or has known

	archaeological potential
?	Potential unknown
0	Site contains known archaeological sites
+	Site contains no archaeological sites
++	Site contains no known archaeological sites and has limited or uncertain archaeological potential.

Category	Impacts on Flooding
-	Site is within Flood Zone 3
-	Site is within Flood Zone 2
?	N/A
0	N/A
+	N/A
++	Site is within Flood Zone 1

Category	Impacts on Air Quality
-	Site is in an Air Quality Management Area
-	Site is adjacent to an Air Quality Management Area
?	Air Quality Area is unknown
0	N/A
+	N/A
++	Site is not within, adjacent or in close proximity to an Air Quality Management Area

Category	Impacts on Economic Development
-	The site results in loss of an existing employment use with no economically advantageous replacement or alternative use.
-	The site results in the loss of a vacant/redundant employment use with no economically advantageous replacement or

	alternative use.
?	Economic Impact Unknown
0	Protection of an existing employment site or a non economically active site.
+	The site results in protection of an existing employment site or the loss of an existing employment use and replacement with an economically advantageous replacement such as new employment, residential or retail development.
++	The site results in the loss of a vacant employment use and replacement with an economically advantageous replacement such as new employment, residential or retail development.

Category	Potential to contribute towards Affordable Housing
-	An allocation where no affordable housing contribution can be sought
-	N/A
?	N/A
0	N/A
+	N/A
++	An allocation where affordable housing contribution can be expected.

The Interim 'Options and Alternatives' Report appraised sites where reasonable alternatives had been identified.

Sites were considered to have reasonable alternatives if:

- It was promoted for a change from an existing and potential continuing use (e.g. Warren Court Farm) and it had not been allocated in the previous Local Plan or it had not had a previous planning application for the proposed use; or
- It had alternative development proposals for the same use (e.g. Swanley Town Centre); or
- circumstances had changed and the site was no longer suitable for the current use (e.g. GSK); or
- new evidence had been gathered since the initial site assessments which did not support the proposed allocation (e.g. Land Rear of Moat Cottage).

The appraisals were carried out using the 13 sustainability objectives developed from the scoping report. These are the same objectives used to appraise the sites and policies within the Allocations and Development Management Plan Draft for Submission.

Sustainability Objectives of the LDF derived from the Scoping Stage	
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment
3	To improve the health and well-being of the population and reduce inequalities in health
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
7	To conserve and enhance biodiversity and geodiversity
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
10	To create a high quality built environment
11	To promote sustainable forms of development and sustainable use of natural resources
12	To encourage high and stable levels of employment and sustain economic competitiveness
13	To improve the development and retention of skills

++	<i>A very positive assessment is judged to be where the policy/allocation explicitly promotes opportunities or criteria to deliver the key outcome of the sustainability objective.</i>
+	<i>A positive assessment is where the policy/allocation would positively contribute to achieving the delivery of the sustainability objectives.</i>
0	<i>A neutral assessment is where the policy is either irrelevant to the sustainability objective or where the positives are equally outweighed by the negatives creating a neutral.</i>
-	<i>A negative assessment is where the policy/allocations is inconsistent with the strategic sustainability objective.</i>
--	<i>A very negative assessment applies where the policy/allocation is explicitly in conflict with the sustainability objective.</i>

Table 5.1: Sites previously consulted for allocation in the Allocation and Development Management Plan

Site	Previous Allocation	Final Allocation	When Appraised	Reason for change
West Kent Cold Store, Dunton Green, Sevenoaks	Residential	None	Site Allocations Options (2010)	Planning Application Granted and development underway
Police Station, Morewood Close, Sevenoaks	Residential	None	Site Allocations Options (2010)	Planning Application Granted
Land West of Blighs Meadow, Sevenoaks	Mixed use	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report	Planning Application Granted
Corner of Birchwood Park Avenue, Swanley	Residential	None	Site Allocations Options (2010)	No longer promoted by owner
Former De ja vu site and land to rear	Residential	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Planning Application Granted for the former de ja vu site. Land to rear in primarily retail use. No allocation.
St. Bartholomew's Hospital, Swanley	Residential	None	Site Allocations Options (2010)	Planning Application Granted and development complete
31-37 Park Lane, Kemsing	Residential	None	Site Allocations Options (2010)	No longer promoted by owner
Land adjacent to Broom Hill employment allocation,	Residential	Open Space	Interim 'Options and Alternatives' Report (2012)	Appraisal concluded that open space was the most sustainable use of this site. Therefore

Swanley				reallocated for protected open space.
Land at Cedar Drive, Edenbridge	Residential	Open Space	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Appraisal concluded that open space was the most sustainable use of this site. Therefore reallocated for protected open space
Land Rear of Moat Cottage, Otford	Residential	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Appraisal concluded that this site was not suitable for residential development. Therefore unallocated
Land Rear of Garden Cottages	Residential	None	Site Allocations Options (2010)	Planning Application Granted
Shefts Croft (Leigh builders yard) Edenbridge	Employment	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Planning Application Granted
Bovis Manor House, New Ash Green	Residential	None	Interim 'Options and Alternatives' Report (2012)	On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

The Appraisals for sites which have been removed for reasons other than gaining planning permission can be found below.

Corner of Birchwood Park Avenue, Swanley

This site was subject to SA in the Site Allocations (Options) 2010 document. The site is no longer promoted for residential development by the owners and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
++	++	++	+	++	++	++	++	++	++	o	++

31 – 37 Park Lane, Kemsing

This site was subject to SA in the Site Allocations (Options) 2010 document. The site is no longer promoted for residential development by the owners and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
++	++	++	.	++	++	++	++	++	:-	o	++

Land at Cedar Drive, Edenbridge

This site was subject to SA in the Site Allocations (Options) 2010 document and the Interim 'Options and Alternatives' Report 2012. The site is currently allocated for protected open space in the saved Local Plan and following the Options and Alternatives appraisal it is no longer allocated for residential development and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
+	++	++	+	++	++	++	++	++	++	0	++

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Remove open space designation and allocate for housing development.

Option B - Re-allocate as protected open space.

Summary:

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	0	0	-	-	--	0	0	0	0	0	0
Option B	-	+	0	0	+	0	++	0	0	0	0	0	0

Conclusion:

Taking into consideration the above assessments, the option to retain the site as protected open space scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration are the extent to which the loss of public amenity open space should be assessed against the creation of a small scale housing development.

Baseline indicator levels of affordable housing levels will not be significantly improved as a result of a very small scale development, which may only include a financial contribution or single affordable unit. In contrast access to local green space is an identified as key baseline indicator that will be impacted upon should the site be lost to a housing scheme.

Land Rear of Moat Cottages, Otford

This site was subject to SA in the Site Allocations (Options) 2010 document and the Interim 'Options and Alternatives' Report 2012. The site is in a location of high archaeological importance and a conservation area. There is also a protected Ancient Monument, which is long linear pond that would need to be crossed to access the area of the site whereby housing would be developed. Following the Options and Alternatives appraisal it is no longer allocated for residential development and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
+	-	-	++	++	++	--	--	++	++	0	++

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Allocate for housing development

Option B – Reject on heritage grounds

Summary:

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	--	0	0	0	-	--	--	0	0	0	0	0
Option B	-	+	0	0	0	+	+	++	0	+	0	0	0

Conclusion:

Taking into consideration the above assessments, the option to reject a housing allocation on heritage grounds scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration are the importance of protecting heritage assets and whether the housing benefit of a small scale residential scheme would warrant the potential loss or harm of these units.

Land Rear of De ja vu/Premier Inn

This site was included as part of a wider proposed allocation including the land of the former De Ja Vu nightclub. This larger allocation was subject to SA in the Site Allocations (Options) 2010 document. The nightclub land has subsequently been developed as a Premier Inn. An ELR was carried out which identified the remaining land to be in almost solely retail use. Therefore, it is no longer allocated for employment or residential development and has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010 (Larger site inc. nightclub)

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
++	++	++	.	++	++	++	++	++	;	++	++

Land at Broom Hill

This green field site was included as part of a wider proposed employment allocation carried forward from the Local Plan. The employment allocation was subject to SA in the Site Allocations (Options) 2010 document.

Evidence states that not all of the site is now required for employment allocation during the plan period and the owners of the western section are promoting the site for residential development. The site was subject to appraisal in the Interim ‘Options and Alternatives’ Report 2012 and it was concluded that the land would be allocated as protected open space.

Appraisal – Site Allocations Options 2010 (employment use)

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
++	.	++	.	++	++	++	++	++	++	0	:

Appraisal – Interim ‘Options and Alternatives’ Report 2012

Option A – Allocate a portion of land for housing.

Option B – Retain land in its current open form.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	--	0	-	-	-	0	0	0	-	0	0
Option B	-	+	+	0	+	+	++	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to retain the site in its current open form scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The issues for consideration are the merits of retaining non accessible open space against the delivery of housing at the site. Whilst the retention of open space is positive for aesthetical reasons the private nature of the land will mean that baseline indicators that seek improved access to sports and recreation opportunities or access to local green space will not benefit as a result of the retention approach. In contrast the delivery of affordable housing as part of a redevelopment would likely have a positive impacts against the housing baseline indicators.

Bovis Manor House, New Ash Green

This employment site was not included as part of the Districts employment land in the Employment Land Review. The owners are promoting the site for residential development and an SA was undertaken.

On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Residential	++	0	0	0	+	0	0	+	0	+	+	--	--

Development Management Policies

Policies subject to public consultation and Sustainability Appraisal

The following policies are no longer within the Allocations and Development Management Plan but were subject to previous sustainability appraisal and public consultation.

Table 6: Development Management policies which have been removed or combined

Policy	Reason for change
Crime and disorder	Appraisal concluded policy should be included and now incorporated into policy EN1 – Design Principles
New residential institutions	Not compliant with NPPF
Re-use of redundant school playing fields	Appraisal concluded policy should be included and now incorporated into policy GI2 – Loss of Open Space
Village Centres	Incorporated into policy LC4 – Neighbourhood and Village Centres

Crime and Disorder

A sustainability appraisal was undertaken in the Interim 'Options and Alternatives' Report 2012 for the inclusion of a specific policy on Crime and Disorder. It has since been concluded that a separate Crime and Disorder policy is not required but that the policy should be incorporated into Policy EN1 – Design Principles.

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Include a generic policy to prohibit proposals that will or could result in an increase in crime, disorder and anti-social behaviour.

Option B – Do not include policy and rely on criteria in the design and amenity policies that seeks to ensure development is safely designed and does not impact on surrounding neighbours.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	+	+	0	0	0	0	0	+	0	0	0
Option B	0	0	0	0	0	0	0	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to include a crime and disorder policy scores very positively against the Sevenoaks LDF Sustainability Objectives.

Re-use of Redundant School Playing Fields

A sustainability appraisal was undertaken in the Interim ‘Options and Alternatives’ Report 2012 for the inclusion of a specific policy on the re-use of redundant school playing fields. It has since been concluded that a separate policy is not required but that the policy should be incorporated into Policy GI1 – Loss of Open Space.

Appraisal – Interim ‘Options and Alternatives’ Report 2012

Option A – Prioritise for community open space use in the first instance (i.e. sports pitches or open recreation ground for public use).

Option B – Protect as amenity open space for the occupants of a wider school complex redevelopment (most likely housing)

Option C - Allow market driven development (most likely housing).

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	+	++	++	++	+	+	0	+	0	+	0	0
Option B	0	+	+	0	+	+	++	0	0	+	+	0	0
Option C	++	0	-	-	--	-	-	0	0	0	--	0	0

Conclusion

Taking into consideration the above assessments, the option to protect redundant school playing fields in a community use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues to be balanced are the good opportunities to promote housing development on urban and sustainably located sites, compared with the option of utilising opportunities to promote essential sports and recreational facilities that meet community needs and that help promote health and wellbeing and combat poverty and social exclusion.

The need to promote health and wellbeing has a number key baseline indicators, such as accessing the accessibility to sports facilities and green open space. Increasing the accessibilities and meeting baseline objectives is harder to address than some of the housing indicators because of land ownerships and constraints that exist within the District.

Village Centres

A sustainability appraisal was undertaken in Development Management Policy Options 2011 for the inclusion of a specific policy on Village Centres. The incorporation of Town and Village Centres was subject to sustainability appraisal in the Interim 'Options and Alternatives' Report 2012. It has since been concluded that a separate policy is not required but that the policy should be incorporated into Policy LC4 – Neighbourhood and Village Centres.

Development Management Policy Options 2011

The Development Management Policy Options were appraised against the 13 Sustainability Objectives.

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Village Centres	+	0	+	+	++	0	0	0	+	+	+	++	0

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Protect an appropriate balance of A1 units within town and local centres.

Option B – Do not protect an appropriate balance of A1 units and instead allow appropriate town centre uses to be driven by market demand.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	++	0	0	0	+	0	0	++	+
Option B	0	0	0	0	+	0	0	0	0	0	0	+	+

Conclusion

Taking into consideration the above assessments, the option to promote a balance of A1 (shop) units within the main town centres scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives. Both options seek to ensure the maximum amount of floor space in town centre uses, which is a specific baseline indicator related to objective 5 as defined in the Scoping Report Update (May 2011)